



High Park Drive, Bradford, BD9

Your Choice Estate Agents are pleased to offer to the market this beautifully presented and extended three-bedroom semi-detached property situated in the popular residential area of BD9, Bradford. The property benefits from gas central heating, double glazing and modern décor throughout, offering well-proportioned family accommodation. The ground floor briefly comprises a welcoming entrance leading to a spacious living room with feature fireplace, a modern fully fitted kitchen and a generous extended reception/dining area overlooking the rear garden. To the first floor there are two well-sized bedrooms and a contemporary family bathroom. A further large attic bedroom is accessed via a permanent staircase providing additional versatile living space. Externally the property boasts a large block paved driveway providing ample off-road

Asking Price
£275,000

Your Choice Estate Agents

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*****High Park Drive, Bradford, BD9***Extended Three Bedroom Semi-Detached Property**

Your Choice Estate Agents are pleased to offer to the market this beautifully presented and extended three-bedroom semi-detached property, situated in a popular and well-established residential area of BD9, Bradford. The property has been tastefully modernised throughout and offers spacious family accommodation with impressive outdoor space.

This attractive home benefits from gas central heating, double glazing, modern décor throughout, and a substantial landscaped rear garden, making it an ideal purchase for growing families or first-time buyers looking for a ready-to-move-into home.

Property Accommodation

Ground Floor

Upon entering the property, you are welcomed into a bright and spacious living room, finished to a high modern standard with a feature media wall and contemporary fireplace, creating a comfortable and stylish family living area.

To the rear of the property is a large extended open-plan living and dining area, offering ample space for family gatherings and entertaining. Large windows allow plenty of natural light while providing pleasant views over the rear garden.

The property also benefits from a fully fitted modern kitchen, complete with a range of wall and base units, integrated appliances, and work surfaces providing practical preparation space.

First Floor

The first floor offers two well-proportioned bedrooms along with a modern family bathroom fitted with a stylish three-piece suite including a bath with shower, wash basin, and WC.

Second Floor / Attic

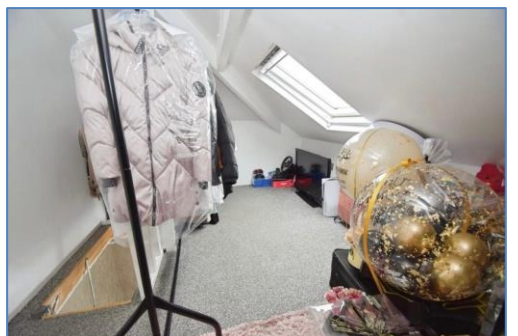
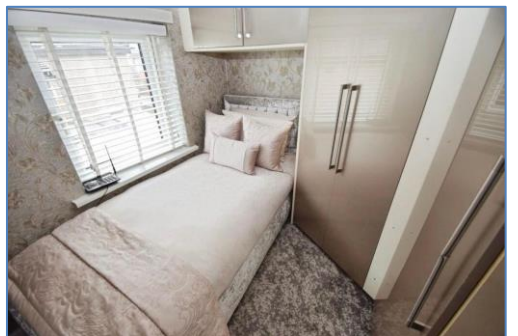
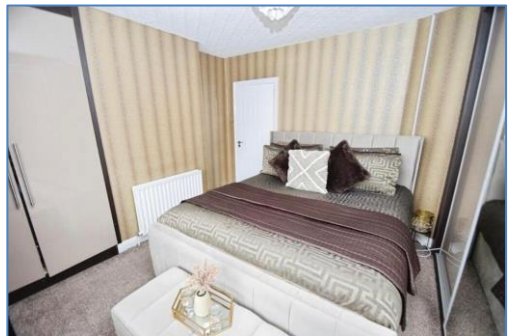
A large attic bedroom accessed via a permanent staircase provides additional accommodation which can be used as a spacious bedroom, home office, or hobby room.

External Features

One of the standout features of this property is the impressive outdoor space.

To the front of the property there is a large block-paved driveway providing ample off-road parking and a low-maintenance landscaped garden area.

To the rear, the property boasts a beautifully landscaped garden with a raised decking area and extensive block-paved patio space, perfect for outdoor seating, entertaining, or family activities. The garden also offers



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a detached garage and enclosed boundaries providing privacy and security.

Key Features

- Extended three bedroom semi-detached property
- Modern interior throughout
- Spacious reception rooms
- Fully fitted kitchen
- Modern family bathroom
- Large attic bedroom with staircase
- Gas central heating & double glazing
- Extensive block-paved driveway
- Landscaped rear garden with decking area
- Detached garage
- Popular residential location

Location

The property is ideally located close to local amenities, schools, parks, and transport links, providing convenient access to Bradford City Centre, Heaton, and surrounding areas. There are also regular public transport routes nearby along with easy access to major road networks.

EPC Rating : D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2380-5590-2226-2861>

Council Tax Band

Band - C

OUTSIDE

Lawned garden to the front with driveway leading to the attached garage, very good size enclosed rear garden with raised landscape area's.

Viewing

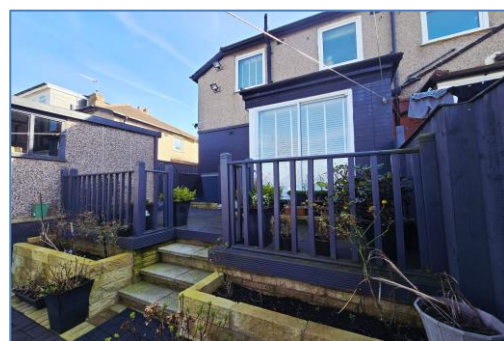
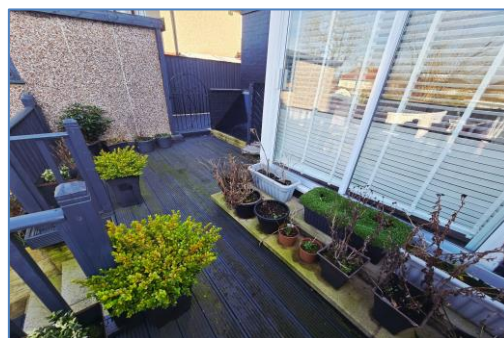
Early viewing is highly recommended to fully appreciate the size, condition, and excellent outdoor space this property has to offer.

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

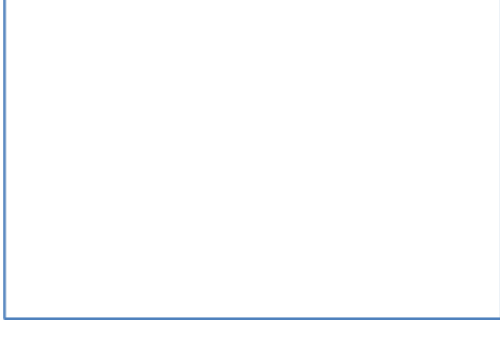
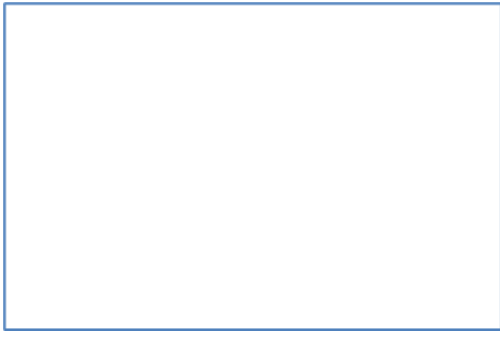
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm



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DISCLAIMER

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