



2 Hutton Hall Drive, Bradford, BD2 2AP

GUIDE PRICE £280,000 - £290,000 * MODERN SEMI DETACHED * ACCOMMODATION OVER THREE STOREY * FOUR BEDROOMS PLUS LARGE OFFICE SPACE **

Situated within the Eccleshill Village, ideal for families and commute. This modern semi detached, built 2022, with Builder's Guarantee remaining, has great space both inside and out, with room to create more! The accommodation briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern four piece house bathroom. To the second floor a further large double bedroom, shower room and large office room which could be utilized as a fifth bedroom if needed. To the outside there are gardens and parking.

Viewing is highly recommended.

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ENTRANCE HALL With radiator

CLOAKROOM/WC With low suite wc, wash basin and radiator

LOUNGE 16'6" x 11'5" (5.03m x 3.48m)

With three windows offering lots of natural light with a store cupboard and radiator

DINING KITCHEN 16'6" x 9'1" (5.03m x 2.77m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, dishwasher, radiator, upvc French doors to rear garden

FIRST FLOOR LANDING

BEDROOM TWO 16'6" x 9'1" max (5.03m x 2.77m max)

BEDROOM THREE 11'1" x 8'1" (3.38m x 2.46m)

BEDROOM FOUR 13'5" x 8'2" (4.1m x 2.5m)

BATHROOM Four piece modern white suite, part tiled walls and radiator

SECOND FLOOR

BEDROOM ONE 11'11" (3.63) x 11'5" (3.48) max overall

With radiator and en-suite

EN-SUITE SHOWER ROOM Three piece modern suite with part tiled walls

OFFICE SUITE 13' x 6'9" (3.96m x 2.06m)

Could be utilised as bed 5/dressing room

OUTSIDE To the outside there is driveway parking plus enclosed lawned and patio garden to the side.

TENURE - FREEHOLD

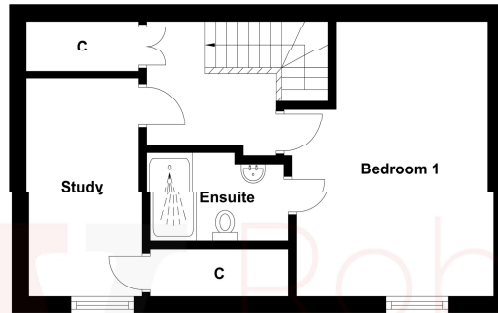
COUNCIL TAX BAND D

BUYERS INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

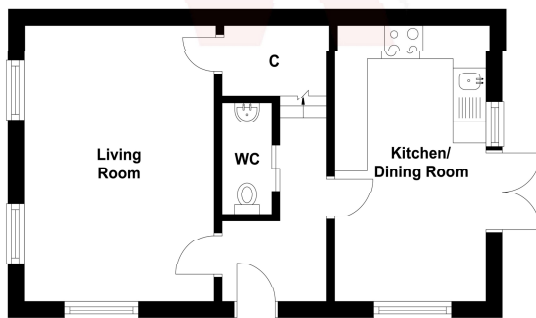
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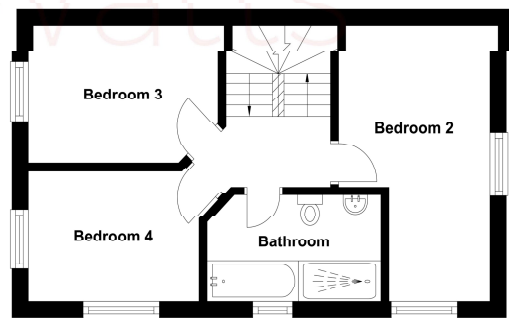
Second Floor



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		