



## 11 Alder Holt Drive, Bradford, BD6 2QP

£180,000

- Well-presented two-bedroom home
- Additional sun room providing versatile living space
- Bright lounge with feature wall and electric fire
- South-facing rear garden with gazebo and storage shed
- Spacious kitchen overlooking the rear garden
- Parking for up to three vehicles

# 11 Alder Holt Drive, Bradford BD6 2QP

Situated in the popular BD6 area, this well-presented two-bedroom home offers spacious accommodation, a south-facing rear garden, and off-street parking for up to three vehicles. Ideal for first-time buyers, downsizers, or investors, the property benefits from a practical layout, additional living space via the sun room, and excellent access to local amenities.



Council Tax Band: A



## Ground Floor

A practical entrance porch provides useful storage space for coats and shoes before leading into the main living accommodation.

## Lounge

The bright and welcoming lounge overlooks the front of the property and features an electric fire and attractive feature wall, creating a comfortable space for relaxing and entertaining.

## Kitchen

Positioned to the rear, the kitchen offers a practical C-shaped layout with views over the garden and sun room. The space accommodates a freestanding washing machine, tumble dryer, fridge freezer, oven, and gas hob, providing excellent functionality for everyday living.

## Sun Room

The sun room provides valuable additional living space and enjoys direct access to the rear garden, making it ideal as a dining area, home office, or relaxing seating area.

## First Floor

### Bedroom One

A spacious principal bedroom overlooking the rear garden, featuring built-in wardrobes and ample space for a king-sized bed and additional furniture.

### Bedroom Two

Currently utilised for storage, this versatile room can comfortably accommodate a bed and furniture or be used as a dedicated home office.

## Bathroom

Finished to a modern standard, the bathroom comprises a bath with shower over,

wash basin, and WC.

Additional loft access provides useful storage space.

## Outside

The south-facing rear garden is designed for low-maintenance enjoyment, featuring decking, lawned areas, and a hard-top gazebo, creating the perfect space for outdoor dining and entertaining during the warmer months. A useful storage shed provides additional external storage.

To the side of the property, there is off-street parking for up to three vehicles.

## Location

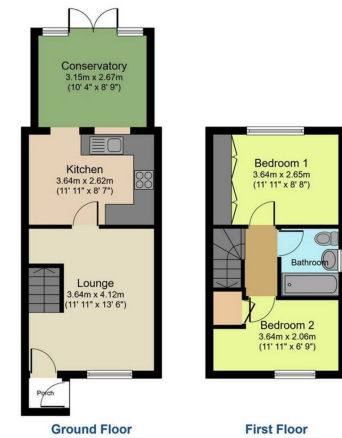
Conveniently located within BD6, the property enjoys excellent access to local shops, schools, transport links, and everyday amenities, making it an ideal choice for first-time buyers and downsizers alike.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







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