



2 Canter Way, Bradford, BD2 3FE Offers in excess of £300,000

Situated on a popular modern residential development in Bradford, this beautifully presented four-bedroom detached family home offers stylish, ready-to-move-into accommodation ideal for growing families. Finished to a high standard throughout, the property combines generous living space with contemporary interiors and excellent outdoor space.

The ground floor features a welcoming entrance hall with convenient downstairs WC, a spacious lounge perfect for relaxing, and an impressive open-plan kitchen/diner forming the heart of the home. The modern fitted kitchen offers ample storage, integrated appliances, breakfast bar seating and plenty of room for family dining, with French doors opening directly onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms, making the layout ideal for busy family life.

Externally, the property benefits from a private driveway providing off-street parking, detached garage with EV charging point, and an enclosed rear garden mainly laid to lawn with patio and raised decking area – perfect for entertaining or enjoying the warmer months.

Canter Way is conveniently positioned close to a range of local amenities, reputable schools, parks and supermarkets, while offering excellent transport links into Bradford city centre, Leeds and surrounding areas.

Early viewing is highly recommended to appreciate the quality, space and location on offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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