

**Property reference number: 2306-1751 (BRADFORD)**

Home to a family with 2 teenagers looking to house swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double :- 1, single :- 2, Also a double sofa-bed in the basement and another in the attic (Max:- 8 people)
Children welcome?:-	This is best suited to ages 5+
Pets that live here:-	There are no pets here.
Re-dogs:-	They could not consider a dog staying as a family member is allergic to dogs.

This semi-detached house was built in the mid 1860's and is situated in a pleasant residential area in Bradford. It's close to bus and train routes making Bradford, Leeds and the Yorkshire Dales easily accessible. Within a 15 minute drive is Saltaire Village, a World Heritage site, and Bradford Industrial Museum is just 2 minutes walk away.

It's one hour's drive into the beautiful Yorkshire Dales with its many quaint towns and villages, spectacular waterfalls, wonderful landscapes including the Yorkshire 3 peaks; a marvellous area for walking and exploring, as is the countryside nearer to their home. *'We are a 2 hour drive to either the east or west coast if a day at the seaside is what you fancy.'*



Downstairs the house has a dining kitchen with an extendable table easily seating 8. The lounge has French windows opening out into the garden, the TV has a range of packages including Disney plus and Netflix. The converted basement provides another living space with an extensive collection of games and large screen with projector for movie nights; also an exterior door leading outside to the barbecue area. In the basement is a pantry for food and kitchen equipment, storage and a utility room with sink, washing machine and drier.

Upstairs is a family bathroom with jacuzzi bath and over bath shower, a double bedroom and 2 single bedrooms. The attic space offers more room to relax with a library area and an additional toilet.



The medium sized enclosed garden has a lawned area & 3 small paved patio spaces, one including a built-in barbecue. There is a large trampoline, (not netted so younger children need supervision) & a small vegetable patch, which may need watering please! House swappers can help themselves to anything ready to pick. There is off-road parking for 2 cars; half

a mile away is a shop; eating places are 1 mile.

The family attend St James Church in Bolton, to which about 50 people attend. Sunday worship begins at 10.30am and has mainly contemporary music with some traditional hymns led by a worship team. *'We are part of the Inclusive Church Network and we live up to that! Each Wednesday afternoon from 2.30 -4.30 we open a free cafe space (Places of Welcome) where anyone is welcome.'* [www.boltonstjames.org.uk](http://www.boltonstjames.org.uk)



Above left-lounge, right-kitchen/diner



Above and left basement with selection of games, music etc

Sport and Leisure	swimming pool within one mile, trampoline park-2 miles; various sports centres in the city providing a range of indoor & outdoor sports.
Free park	Peel Park is a 30 minute walk or 2 minute drive away and is a large park with 2 play areas, a small lake with birds, tennis courts and a volunteer run café open at weekends.
Recommended places of interest and entertainment	Bradford Industrial Museum, free entry and very close by, National Media Museum in Bradford City Centre. Bradford Alhambra and St George's Hall for theatre and live entertainment and a wide selection of theatres and museums in Leeds also. Saltaire, Roberts Park and Salt's Mill world heritage site. Bradford is often referred to as the 'curry capital' as we have many excellent curry restaurants. The Aagrah Midpoint is within a mile of our house. Walks along the Leeds Liverpool canal. Bradford will be the City of Culture 2025.



