

# Chapters



**42 SOAPER LANE  
BRADFORD**

**£200,000  
FREEHOLD**

Nestled on the charming Soaper Lane in Bradford, this modern semi-detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting living room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests along with a modern fitted kitchen and large conservatory. The house boasts a contemporary shower room, finished to a high standard and one of the standout features of this property is the expansive garden, which not only offers ample outdoor space but also presents far-reaching views that enhance the overall appeal of the home. For those with vehicles, the property includes parking for two vehicles, providing convenience and ease of access. This home is not just a place to live; it is a sanctuary that combines modern living with the beauty of nature. In summary, this semi-detached house on Soaper Lane is a fantastic opportunity for anyone looking to settle in a vibrant area of Bradford. With its high-quality finishes, spacious layout, and stunning garden views, it is sure to impress. Do not miss the chance to make this wonderful property your new home.





• SEMI DETACHED PROPERTY • THREE BEDROOMS • LIVING ROOM WITH WOOD BURNING FIRE • MODERN KITCHEN WITH INTEGRATED APPLIANCES

### Entrance

Entering through a modern composite door brings you to the entrance with the staircase leading to the first floor landing and a door with access to the:

### Living Room

A spacious living room which has double glazed window to the front of the property, a radiator and a wood burning stove fire inset in the chimney breast. Door leading to:

### Kitchen

The modern kitchen has matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Inset spotlighting in the ceiling, and a radiator. There is integrated appliances such as a hob, extractor hood, oven, washing machine and tumble dryer. Space for an American style fridge freezer, microwave and wine cooler. There is a double glazed window to the side of the property and an internal double glazed window facing into the conservatory.

### Conservatory

The conservatory has double glazed windows to three sides with one side frosted, double doors from the side of the property leading to the rear garden. The conservatory floor is carpeted and there is a radiator and inset spotlighting in the ceiling.

### First Floor Landing

The first floor landing has a fully boarded loft and a frosted double glazed window to the side of the property.

### Bedroom One

A good sized double bedroom with a double glazed window to the front of the property and radiator.

### Bedroom Two

Double bedroom with a double glazed window to the rear of the property and a radiator.

### Bedroom Three

Single bedroom with double glazed window to the front of the property and a radiator.

### Bathroom

A modern shower room with a low flush WC, wash basin set to a vanity unit and a double walk in shower cubicle with dual shower head. There is a built in storage cupboard providing extra storage space and a frosted double glazed window to the rear of the property. The bathroom walls have been fully tiled and there is a heated towel rail.

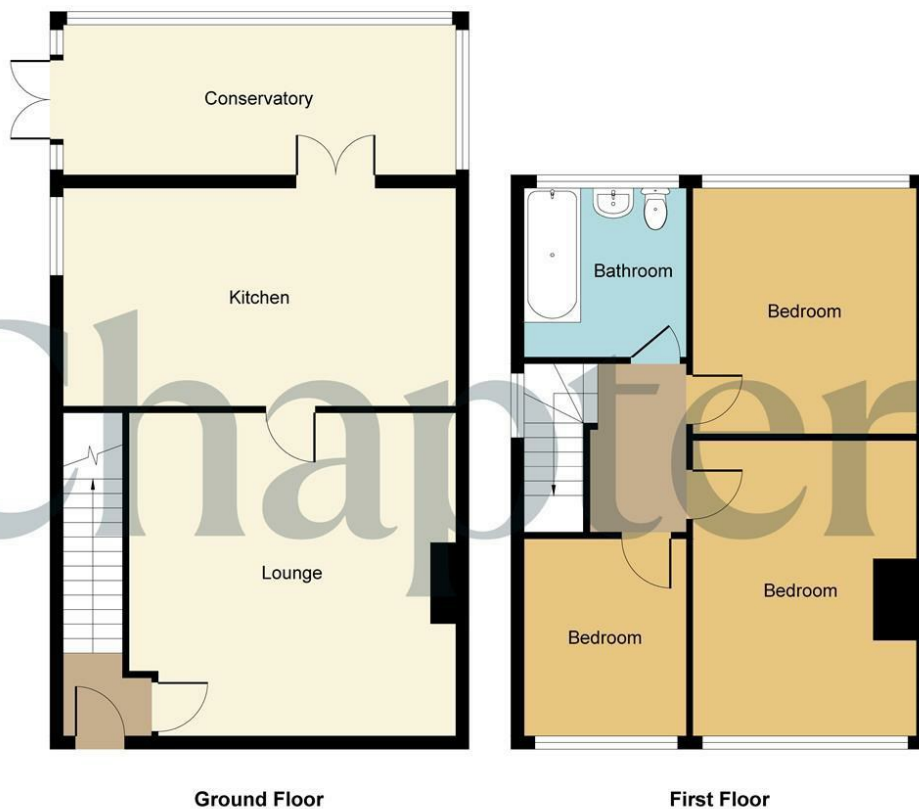
### External

To the front of the property there is a painted block paved driveway with gates and lawn garden. To the rear of the property there is a good sized garden with a lawned area and a flagged patio used as a seating area. Brick built BBQ, wood store, shed and further storage space all with fantastic views.



- CONSERVATORY • MODERN SHOWER ROOM • OFF-ROAD PARKING • GARDEN TO THE FRONT • LARGE GARDEN TO THE REAR • FAR REACHING VIEWS





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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