



Heaton Grove, Bradford BD9 4DZ

welcome to

Heaton Grove, Bradford

****IDEAL FAMILY HOME****

William H Brown are delighted to welcome to the market this seven bedroom property in BD9. Benefiting from being close to local amenities and public transport links in a quiet residential area.



Entrance Hall

The entrance hall has a central heating radiator, telephone points, a single glazed window to the front and a single glazed door to the front.

Lounge

13' 3" x 16' 10" (4.04m x 5.13m)

The lounge has a central heating radiator, a fireplace, television points and single glazed windows to the rear and side.

Dining Room

17' 11" x 16' 8" (5.46m x 5.08m)

The dining room has a central heating radiator, television and telephone points, a gas fire with fire surrounds and single glazed windows to the front and side.

Kitchen

10' 5" x 13' (3.17m x 3.96m)

The kitchen has a range of wall and base units with complementary work surfaces, a central heating radiator, an integrated dishwasher and fridge/freezer, a gas oven with an extractor hood over, a ceramic sink and a double glazed french door to the rear along with a double glazed window to the rear.

Bedroom One

13' 2" x 14' 3" (4.01m x 4.34m)

Bedroom one has a central heating radiator and a single glazed window to the rear.

Bedroom Two

13' 2" x 16' 5" (4.01m x 5.00m)

Bedroom two has a central heating radiator and a single glazed window to the front.

Bedroom Three

8' 5" x 10' (2.57m x 3.05m)

Bedroom three has a central heating radiator and a single glazed window to the front.

Bedroom Four

14' 4" x 12' 3" (4.37m x 3.73m)

Bedroom four has a central heating radiator and a double glazed window to the rear.

Bathroom

The bathroom has a WC, a wash hand basin, an extractor fan, a heated towel rail, a bath, an electric shower and a single glazed window to the rear.

Cloakroom

The cloakroom has a WC, a wash hand basin, an extractor fan and a single glazed window to the rear.

Second Floor Landing

The second floor landing has a window to the ceiling with lighting.

Bedroom Five

12' 11" x 9' 5" (3.94m x 2.87m)

Bedroom five has a central heating radiator and a double glazed dormer window to the rear.

Bedroom Six

14' 4" x 15' 2" (4.37m x 4.62m)

Bedroom six has a single glazed window to the front and a double glazed dormer window to the front.

Bedroom Seven

8' 5" x 10' (2.57m x 3.05m)

Bedroom seven has a central heating radiator and a single glazed window to the front.

External

To the front of the property there is a lawned garden with mature shrubs and a driveway, and to the rear there is a raised paved patio.

Cellar

13' 4" x 14' 3" (4.06m x 4.34m)

The cellar, currently used as a utility room, has a combi boiler, a wash hand basin, gas points for an oven, plumbing for a dishwasher and washing machine, an exit to the garden, along with two additional smaller rooms within the cellar.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Heaton Grove, Bradford

- ****IDEAL FAMILY HOME****
- Seven bedroom semi-detached property
- Gated driveway providing off street parking
- Close to local amenities
- ****GUIDE PRICE £430,000 - £450,000****

Tenure: Freehold EPC Rating: E

£430,000 – £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP108365 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



Shipleys@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk