



## Plantation Drive, Heaton, Bradford, BD9 6SG

- Superior Position
- 4/5 Bedrooms
- Popular Location
- Versatile Accommodation
- Fantastic Rear Ground Floor Extension
- Viewing a Must

**Price £425,000**



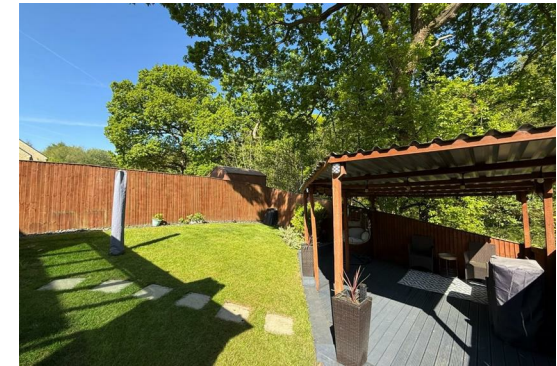


# Plantation Drive, Heaton, Bradford, BD9 6SG

## DESCRIPTION

A four bedroom detached family with a versatile fifth bedroom or study home located in an executive and highly sought-after area of Heaton, this beautifully presented property offers generous living space, modern interiors, and a peaceful setting. Positioned on a quiet residential road at the edge of Heaton, the home benefits from private lawned gardens and a driveway leading to a garage. Environmentally conscious features include solar panels, battery storage and electric vehicle charging point, offering both sustainability and convenience for modern living. Inside, the property boasts a spacious and contemporary layout, with a separate kitchen, two bathrooms, and a stunning rear extension that opens onto the garden and overlooks open woodland, creating a tranquil backdrop for family life.

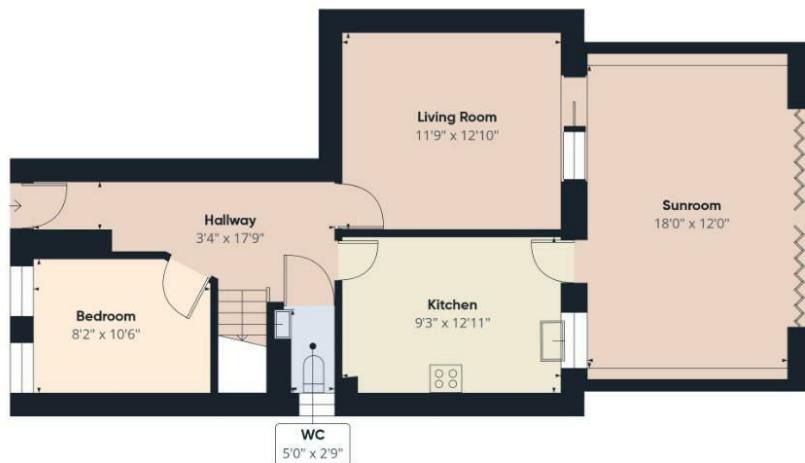
This impressive home is nestled within one of Bradford's premier residential areas, known for its established and high-calibre properties. The location enjoys the charm of nearby Heaton Village with its local amenities and scenic countryside, while also offering convenient access to Bradford Royal Infirmary and the city centre, just two miles away. Excellent transport links provide easy connectivity to surrounding business centres including Ilkley, Skipton, and Leeds, making this an ideal residence for families and professionals alike. Early viewing is highly recommended to appreciate all that this exceptional and energy-efficient home has to offer.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1249 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Viewings

Please contact [shipleigh@hunters.com](mailto:shipleigh@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</b>
(69-80) <b>C</b>		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.