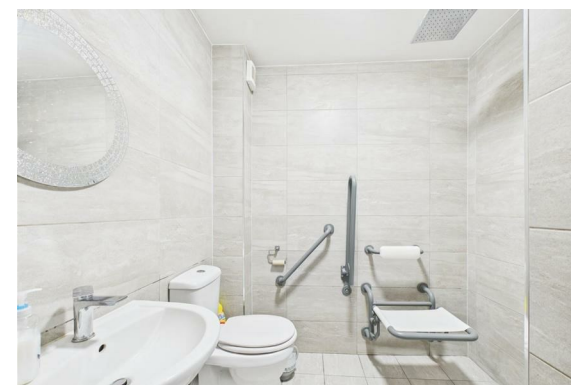




Wilmer Drive, , Bradford, BD9 4AR

- Popular Location
- 2 Reception Rooms
- Close to St Bedes School
- Close to Local Amenities
- 6 Bedrooms
- Study / Office
- Viewing a Must

Offers Over £360,000



Wilmer Drive, , Bradford, BD9 4AR

DESCRIPTION

Located in a highly sought-after area close to Heaton Village, this substantial family home offers generous living space ideal for the larger family. Conveniently positioned near excellent local amenities, the property also benefits from proximity to well-regarded schools including St Bede's and Bradford Grammar School. Boasting six double bedrooms plus a study, the home provides versatile accommodation across multiple floors. There are three bathrooms and two spacious reception rooms, offering plenty of room for both entertaining and everyday living. The property is ideally situated near Frizinghall train station, providing easy access to Leeds city centre and the wider rail network. Enclosed front and rear gardens enhance the appeal of this already impressive home. Rarely do properties on this street come to market, and early viewing is strongly recommended to fully appreciate the size and potential of the accommodation on offer.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2212 ft²

Reduced headroom

72 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

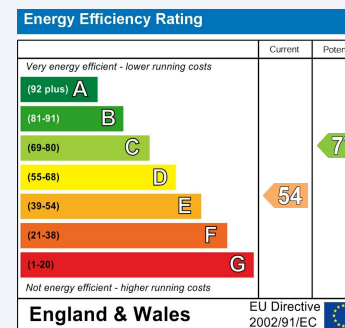
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



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.

Viewings

Please contact shipley@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.