



**WOODLANDS DRIVE**  
BRADFORD, BD10 0PA

**£995,000**  
FREEHOLD

Hamilton House and Hamilton Lodge, two exquisite brand new homes, expertly redeveloped and now for sale by jointly appointed agents, Monroe and Enfields Luxe.

**MONROE**

SELLERS OF THE FINEST HOMES

GROUND FLOOR  
333 N.E. (103.76 m<sup>2</sup>) approx.



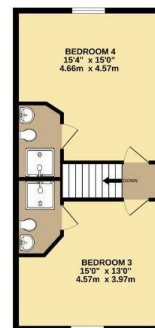
GROUND FLOOR  
1412 N.E. (1335.94 m<sup>2</sup>) approx.



1ST FLOOR  
818 N.E. (776.94 m<sup>2</sup>) approx.



2ND FLOOR  
538 N.E. (503.76 m<sup>2</sup>) approx.



TOTAL FLOOR AREA : 3120 sq.ft. (289.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



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>		
(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

Leeds Office Sales  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES