



## Heaton Park Drive, Heaton, Bradford, BD9 5QE

- FOR SALE BY THE MODERN METHOD OF AUCTION
- REWIRED THROUGHOUT 2024 - SIGNED OFF BY BUILDING CONTROL
- NEW BATHROOM 2024
- 2 X GROUND FLOOR WC
- GARDENS FRONT AND REAR

- SIX BEDROOM DETACHED FAMILY HOME - BEDROOM 1 WITH BALCONY
- NEW KITCHEN FITTED 2024 WITH NEFF APPLIANCES
- TWO RECEPTION ROOMS - POSSIBLE THIRD WITH GARAGE CONVERSION - SUN ROOM
- 2 X GARAGE & 2 X DRIVEWAY
- EPC RATING GRADE C

**Guide Price £350,000**





# Heaton Park Drive, Heaton, Bradford, BD9 5QE - Guide Price £350,000

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - HEATON PARK DRIVE BD9

PROPERTY NOW UNDER RESERVATION - NO MORE BIDS OR VIEWINGS AS OF 12/04/2024

SIX BEDROOM DETACHED FAMILY HOME  
REWIRED THROUGHOUT 2024 - SIGNED OFF BY BUILDING CONTROL  
NEW KITCHEN FITTED 2024 WITH NEFF APPLIANCES  
TWO RECEPTION ROOMS  
SUNROOM & BEDROOM 1 WITH BALCONY  
NEW BATHROOM 2024  
2 X GROUND FLOOR WC  
2 X GARAGE & 2 X DRIVEWAY  
EPC RATING GRADE C

Online auction closes 12/04/2024 @ 11am

### GROUND FLOOR

Enter the property into the entrance hallway, there are stairs to the first floor, under stairs double cupboard and doors to the kitchen and reception room 1. Reception room 1, is a good space with access to sunroom conservatory, with doors to the rear garden. Reception room 2 has access to a ground floor Wc and separate washbasin / cloakroom.

From the hallway there is access to the kitchen, newly installed, modern with spotlights, oven, hob and a range of both wall and base units. From the kitchen there is access to the side rooms of the house, these include, the boiler room, storage area, WC and access to both a single garage with electric doors (ideal for possible extension) and rear garden.

### FIRST FLOOR

From the landing there is access to all the bedrooms, WC and bathroom. There are six bedrooms with the property (5 double & 1 single). Bedroom no.1 has both fitted wardrobes and a door to access a balcony area, ideal for sitting out on those long summer evenings. Bedroom 2 overlooks the front with fitted wardrobes, dual aspect windows and fitted basin. Bedroom 3 is accessed by double doors overlooking the rear. Bedroom 4 overlooks the front with a basin, bedroom 5 overlooks the rear and bedroom 6 is a single room with fitted wardrobes. The bathroom is new with a two piece basin, bath, there is a separate WC.

### EXTERNAL

To the front are two driveways giving access to both garages with a front lawn garden. To the rear is tiered garden having a patio area, lawn and raised planter







**HUNTERS**  
BRADFORD  
HUNTERS.COM



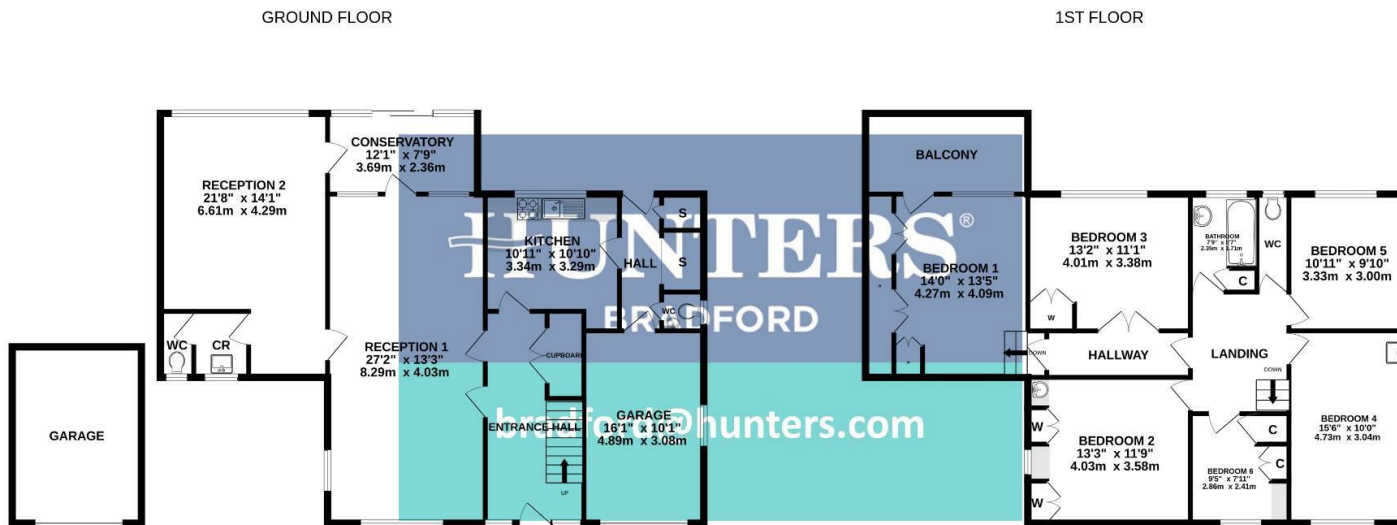
**HUNTERS**  
BRADFORD  
HUNTERS.COM



**HUNTERS**  
BRADFORD  
HUNTERS.COM



**HUNTERS**  
BRADFORD  
HUNTERS.COM



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 ©2024

### Viewings

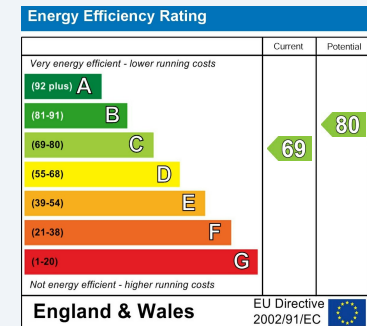
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>

