



Bingley Road, Heaton, Bradford, West Yorkshire, BD9 6HR

- FOUR BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR WC
- FOUR DOUBLE BEDROOMS WITH BEDROOM 1 HAVING AN ENSUITE
- GARDEN AREAS TO BOTH THE FRONT AND REAR, LARGE REAR PATIO AREA
- COUNCIL TAX BAND E
- THREE RECEPTION ROOMS
- CONSERVATORY
- FOUR PEICE FAMILY BATHROOM
- DRIVEWAY PARKING x FIVE CARS AND A DETACHED SINGLE GARAGE
- EPC RATING GRADE D

Guide Price £425,000

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HUNTERS BRADFORD PRESENTS - BINGLEY ROAD - BD9

FOR SALE BY THE MODERN METHOD OF AUCTION - A NON REFUNDABLE RESERVATION FEE MUST BE PAID TO SECURE THE PROPERTY IF A BID IS ACCEPTED -

Online auction closes 26th July 2024 at 11am.

Nestled BACK on Bingley Road, Heaton, BD9 in Bradford, is this four-bedroom detached family home a true gem waiting to be discovered. As you step inside, you are greeted by not one, not two, but three reception rooms, offering ample space for entertaining guests or simply unwinding with your loved ones.



Boasting four generously sized bedrooms and three bathrooms, including an ensuite shower room in the main bedroom, this property ensures that everyone in the family has their own sanctuary to retreat to. The four-piece family bathroom is ideal with a shower, bath, bidet and WC.

One of the highlights of this property is the conservatory, a perfect spot to enjoy a cup of tea while basking in the natural light. The garden areas at the front and rear of the property provide a tranquil outdoor space, ideal for summer barbecues or morning coffees.

Parking will never be an issue with space for six vehicles, including driveway parking for five cars and a detached single garage. The large rear patio area is perfect for al fresco dining or simply soaking up the sun on a lazy afternoon.

With an EPC rating of Grade D, this property not only offers comfort and style but also practicality and efficiency. Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of endless possibilities at Bingley Road.



IMPORTANT

PLEASE NOTE THE AUCTION CAN CLOSE EARLY IF THE VENDOR AGREES TO A HIGH ENOUGH BID.



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GROUND FLOOR

Hallway Area 1

Hallway

Reception Room 1
13'0" x 30'11"

Reception Room 2
13'0" x 14'0"

Reception Room 3

13'0" x 13'2"

Kitchen
7'3" x 12'1"

WC

FIRST FLOOR

Bedroom 1
13'2" x 14'0"

Ensuite
6'10" x 6'10"

Bedroom 2
13'3" x 13'6"

Bedroom 3
13'3" x 10'4"

Bedroom 4
11'0" x 9'10"

Landing

Bathroom
10'11" x 7'3"

EXTERNAL

Conservatory

Front Garden

Rear Garden

Garage

Driveway

