



**Emmfield Drive, Bradford BD9 4AZ**



**welcome to**

**Emmfield Drive, Bradford**

Located in a highly regarded area within Heaton, in a cul-de-sac position is this well presented four bedroom detached family home. Boasting two reception rooms including a 20ft living dining room and kitchen. Spacious hallway with W.C. Four generous size bedrooms and a study. Double garage Energy C



Located in a highly regarded area within Heaton, in a cul-de-sac position is this well presented four bedroom detached family home. Boasting two reception rooms including a 20ft living dining room and kitchen. Spacious hallway with W.C. Four generous size bedrooms and a study, three piece en-suite bathroom and a four piece family bathroom. Off street driveway parking to the side leading to a double detached garage, enclosed lawn to the rear with a raised decked sitting area. uPVC double glazing and central heating throughout. Energy Rating: C

### **Entrance Hall**

### **Lounge / Dining Room**

20' 10" x 11' 10" ( 6.35m x 3.61m )

### **Sitting Room / Bedroom Four**

10' 5" x 8' 7" ( 3.17m x 2.62m )

### **Kitchen**

11' x 11' ( 3.35m x 3.35m )

### **W.C**

### **First Floor Landing**

### **Bedroom One**

14' 5" x 12' 1" ( 4.39m x 3.68m )

### **En-Suite**

### **Bedroom Two**

10' 8" x 10' ( 3.25m x 3.05m )

### **Bedroom Three**

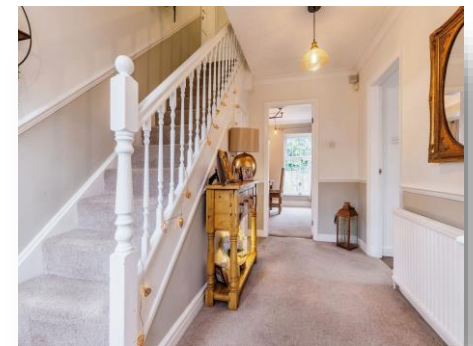
10' 8" x 9' 11" ( 3.25m x 3.02m )

### **Study**

7' 4" x 5' 3" ( 2.24m x 1.60m )

### **Bathroom**

### **Exterior**



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## Emmfield Drive, Bradford

- Cul-de-sac position
- Four bedroom detached
- Spacious family accommodation
- Three W.C
- Driveway parking & double garage

Tenure: Freehold EPC Rating: C

offers over

**£400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
SHP109848 - 0008

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