



The Heaton Victoria Road, Bradford BD2 2BL

welcome to

The Heaton Victoria Road, Bradford

The Heaton is a traditional three bedroom semi detached property with modern open plan living, and three double bedrooms. With off street parking, guest WC and ensuite these will make superb family homes. Call today for more information!



The Heaton

The Heaton is a stylish three bedroom family home that combines modern open plan living with spacious bedrooms. The accommodation comprises of an entrance hall with storage cupboard and guest WC. Walking into the living space the space is flooded with natural light and views over the garden. The kitchen area is fully fitted with a modern range of wall and base units, integrated appliances and modern fixtures and fittings. On the ground floor the extra attention to detail with chrome plug sockets, oak veneers doors, balustrade and staircase give the whole space a modern but warm feel. Updates there are three good sized bedrooms, the main bedroom with ensuite, plenty of storage and house bathroom with a shower over the bath as standard. Externally there properties offer off street parking for two cars (EV charger fitted as standard) as well as a private enclosed rear garden. Phase one has just been released and reservations are being taken now - come down, view the show home and pick your favourite plot!!

Kitchen Specification

Fitted range of Howden's wall and base units
Lamona Integral fridge freezer
Lamona Integral dishwasher
Lamona Integral single oven
Lamona Induction Hob
Glass/Black Extractor Hood
Black glass Splashback
Upstands to match worktops

Bathroom Specification

Tiled en suites and bathroom walls.
Vanity unit storage as standard to en suites and bathroom
Contemporary white sanitary ware
Chrome taps & fittings Chrome towel radiator

Decorating Specification

Oak Veneered paneled doors with chrome ironmongery
White gloss paint to woodwork

Flat white finish to ceilings White emulsion to walls
Oak Effect Handrails and Balustrades

Heating Specification

Energy efficient boiler with smart controlled gas central heating
2 Year boiler warranty
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

Electrical Specification

Ground floor - polished chrome sockets
First floor - white Sockets
BT master socket to lounge
Mains operated smoke detectors to hall and landing
QUBEV Smart car Charger

Garden Specification

Rear garden fence and timber side gate
Oakdale 450 x 450 flag patio area & paths to the side and rear of the house
Turf to rear garden
Front & rear external light
Driveways finished in tarmac.

External Specification

Anthracite composite front door
PVCu white internal double glazed windows and patio doors
Low maintenance black PVCu fascia's & soffits

Tenure

Freehold
No Maintenance Charges

Roads & Council

Adopted via Bradford District Council

Epc

On completion (Expected B)

Peace Of Mind

All properties for peace of mind come with a 10-

year structural warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that covers the house for first 2 years from your completion date.

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

Show Home & Viewing

We welcome the opportunity for you to come and visit our show home, review the houses we have available and get a feel for the space and quality of homes on offer. As this is a working building site - all viewings must be pre booked in. Please contact the sales office for more information.

Measurements

Entrance Hall

6' 5" x 12' 5" (1.96m x 3.78m)

Storage

2' 6" x 2' 8" (0.76m x 0.81m)

Guest Wc

2' 6" x 5' 6" (0.76m x 1.68m)

Kictchen Area

10' x 11' 2" (3.05m x 3.40m)

Dining . Living Area

17' 7" x 12' 7" (5.36m x 3.84m)

First Floor Landing

Bedroom One

10' 9" x 13' 1" (3.28m x 3.99m)

Ensuite

6' 5" x 6' 5" (1.96m x 1.96m)

Bedroom Two

9' 2" x 9' 4" (2.79m x 2.84m)

Bedroom Three

8' 1" x 10' 1" (2.46m x 3.07m)

Bathroom



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welcome to

The Heaton Victoria Road, Bradford

- Show Home Ready To View - Call For a Viewing
- Open Plan Modern Ground Floor Living
- Guest WC, House bathroom & En Suite
- Private Enclosed Garden & Off Street Parking
- EV Charger, Integral Appliances and Flooring Included

Tenure: Freehold EPC Rating: Exempt

£239,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110211 - 0002

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01274 531233



Shiple@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk