

# The Heaton Victoria Road, Bradford BD2 2BL

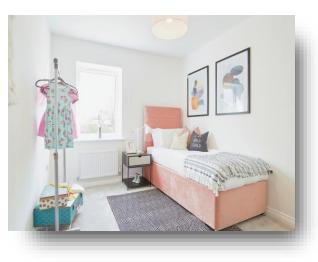
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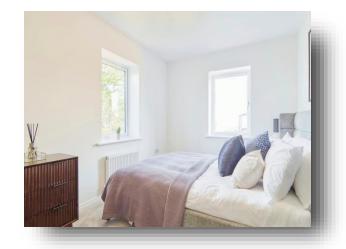
# welcome to

# 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 10year 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





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Property Ref:

SHP110211 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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