

Coniston Grove, Bradford BD9 5HN



welcome to

Coniston Grove, Bradford

A unique detached family home boasting two reception rooms and seven bedrooms, the property offers ample versatile accommodation. Located in the highly popular Heaton Village. Externally, the property boasts a spacious orangery, enclosed garden to the rear and an electric garage and a driveway





WOW WHAT A HOUSE - A unique property offered to the market in the highly sought after Heaton location. Internally, the property benefits from an entrance hall, two reception rooms, a fitted kitchen, and a downstairs house bathroom. To the first floor is five bedrooms with two en-suites, a house bathroom and a separate WC. To the second floor is two bedrooms, one benefiting from a walk in wardrobe and a Juliet balcony. Externally, the property boasts a spacious orangery, enclosed garden to the rear and an electric garage and a driveway to the front. Viewing is highly advised to appreciate the scope of this property.



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 reliable upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge 26' 4" x 20' 5" (8.03m x 6.22m) Dining Room 16' 3" x 13' 7" (4.95m x 4.14m) Kitchen

11' 11" x 15' 6" (3.63m x 4.72m)

Downstairs Wc Orangery 21' x 10' 4" (6.40m x 3.15m)

First Floor Landing Bedroom One 13' x 19' 5" (3.96m x 5.92m) En-Suite Bedroom Two 12' 7" x 11' 6" (3.84m x 3.51m) Bedroom Three 8' 6" x 9' 4" (2.59m x 2.84m) Bedroom Four 13' 3" x 10' 8" (4.04m x 3.25m) Bathroom Separate Wc

Bedroom Five 10' 9" x 18' 2" (3.28m x 5.54m) En-Suite

Bedroom Six 26' 1" x 22' 11" (7.95m x 6.99m)

Bedroom Seven 18' 5" x 9' 7" (5.61m x 2.92m)

External











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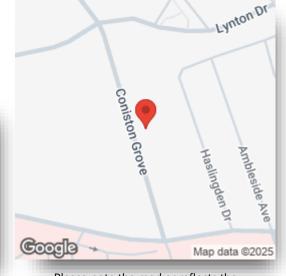
- Seven bedroom detached family home
- Two reception rooms & an orangery
- Drive & garage
- Sought after Heaton location
- uPVC DG & GCH

Tenure: Freehold EPC Rating: C

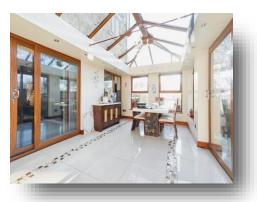
offers in the region of

£550,000





Please note the marker reflects the postcode not the actual property





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Property Ref: SHP110103 - 0004 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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