



**Park Drive, Bradford BD9 4DR**

**welcome to**

**Park Drive, Bradford**

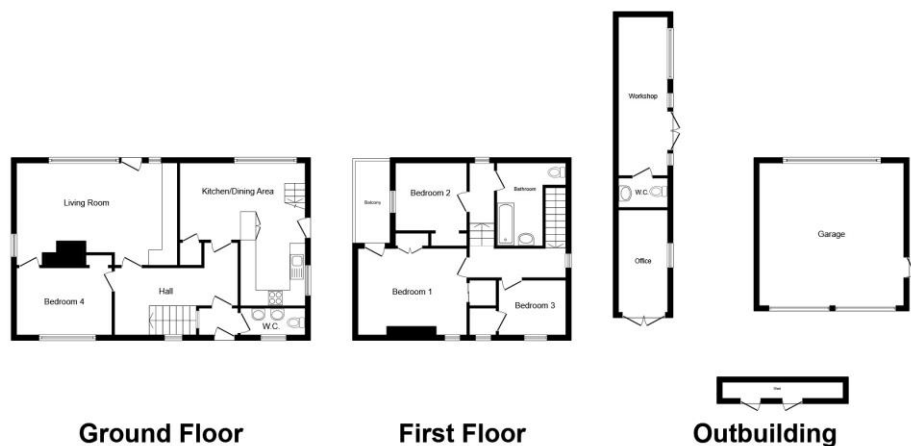
For sale by Modern Method of Auction Starting bid £330,000, plus Reservation Fee. Located in a highly sought after location, we have an executive detached property with the potential to improve with having previous planning permission agreed. The property offers spacious and versatile accommodation.



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Located in a highly sought after location, we have an executive detached property with the potential to improve with having previous planning permission agreed. The property offers spacious and versatile accommodation throughout with two reception rooms and four bedrooms. Also benefitting from off street parking, generous outdoor space and outbuildings. Handily located close to transport routes and Frizinghall train station, schools, local shops and amenities.

Internally, the property comprises of an entrance hallway, living room, kitchen and dining area, an additional room and downstairs WC. The first floor houses a master bedroom with a balcony, a further two bedrooms and a family bathroom. Externally, the property offers ample off street parking, lawned and paved garden space to the front and rear and outbuildings which have been converted into a workshop and office space. A range of double and single glazed windows.



Ground Floor

First Floor

Outbuilding



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## Auctioneer's Comments

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## Entrance Hallway

## Living Room

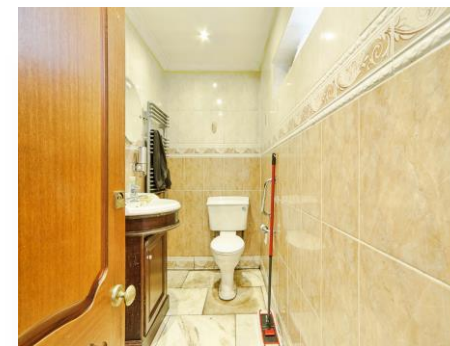
20' 7" x 13' ( 6.27m x 3.96m )

## Kitchen/Dining Area

18' 4" narrowing to 11' 3" x 14' 5" ( 5.59m narrowing to 3.43m x 4.39m )

## Bedroom Four

12' 3" x 8' 8" ( 3.73m x 2.64m )



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## Park Drive, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached property
- Four bedrooms & two reception rooms

Tenure: Freehold EPC Rating: G  
Council Tax Band: D

guide price

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP111025 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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