



RESIDENTIAL



42 Wheatlands Drive

Heaton, Bradford, BD9 5JJ

Guide Price £299,950 Freehold





A spacious four bedroom detached property situated within this highly sought after residential location providing family accommodation suited to the growing family. Living accommodation is provided over three floors and offers a range of flexible living arrangements having multiple reception rooms, two bathrooms, and separate WC. An integrated single garage and drive provide ample parking, and the enclosed rear garden offers desirable outside space.

Offered with immediate vacant possession and no upper vendor chain, we encourage early enquiries to avoid disappointment.

Location:

Situated in Heaton and conveniently placed adjacent to BRI Hospital the property provides an ideal base for the working family with good private and public transport connections to the wider area, and situated only 2.5miles from Bradford city centre with it's wealth of amenities, shopping district, recreational facilities, and railway hubs.

Accommodation:

Externally uPVC entrance door leads into small entrance hall from which there is access to both the integrated garage (which benefits from power/lighting and has up and over single door), convenient WC, and access to the main living accommodation. Main dining living area to the front elevation flows through to a generous rear facing living room with outset gas fire and having south-facing balcony overlooking the rear garden. A separate kitchen provides a range of base, drawer and wall units. To the lower ground floor there are two bedrooms, the larger having external access to the rear patio/garden & an en-suite shower room. A further box room provides a useful space ideal as an office, playroom, music room or cinema room. To the top floor are two further double bedrooms with storage to the eaves, and a house bathroom with three piece suite. Lawned gardens are present to the front and rear, with the latter bordered by mature hedgerows. Off-street parking also provided in the presence of a small drive to the front leading to the garage.



Council tax band: C
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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