



 **4**  
Bedrooms

 **3**  
Bathrooms



Four bed inner terrace close to bus routes and local shops.

## Agents Notes:

This large four bedroom, mid terrace offers good size accommodation for a growing family. Must be seen to appreciate full potential on offer. Located a stone throw away from Bradford Royal Infirmary hospital and benefits from bus stops literally on the doorstep. This property is also a mere 20 minutes walk into Bradford City Centre.

## Description:

A larger-than-average four-bedroom family home. Set in the heart of Heaton with access to good and varied local shops and excellent award-winning schools. There are good transport links in and out of Bradford City Centre as well as Bingley and Shipley.

U.p.v.c. double glazing and GCH.

Set over three floors the property comprises of.

## GROUND FLOOR

Front entrance into the sitting room.

Living room: 13.6 x 12.6 (4.1m x 3.8m)

Large uPVC window, central heating radiator, and feature fireplace.

Sitting /Dining room: 13.6 x 11.2 (4.11m x 3.4m)

Large room giving an alternative to using as a dining room or second sitting room, open plan through to the Kitchen area.

Kitchen: 11.6 x 9.5 (3.5m x 2.8m)

Comprising of solid wall and floor kitchen units offering excellent storage facilities and good workspace, with gas hob and electric oven, stainless steel sink and plumbing for washer /dishwasher.

Stairs to First floor

## FIRST FLOOR

Bedroom One: 13.6 x 9.7 (4.11m x 2.9m)

Front facing the main bedroom with large uPVC window, central heating radiator.

Bedroom Two: 8.11 x 8.6 (2.72m x 2.60)

Offering views over rear elevation and comprising of the radiator and uPVC window.

Landing and stairs to the second floor.

Bedroom Three: 13.2 x 11.4 (4.0m x 3.3m )

The dormer window with uPVC gives great views toward Listers Mill, radiator and small w.c. and washbasin.

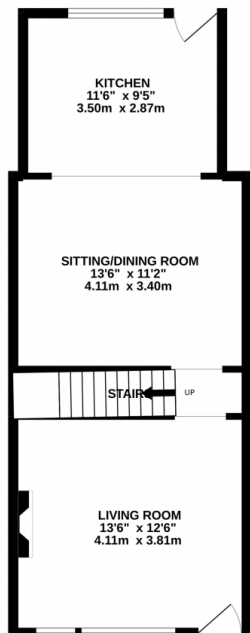
Bedroom Four: 13.2 x 8.5 (4.0m x 2.56m)

The dormer window offers great light and views over BD9, radiator and small w.c. and washbasin.

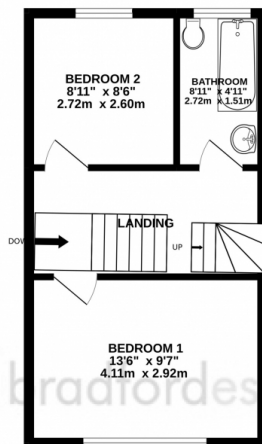
## OUTSIDE

Small garden to the front and medium size yard to the rear.

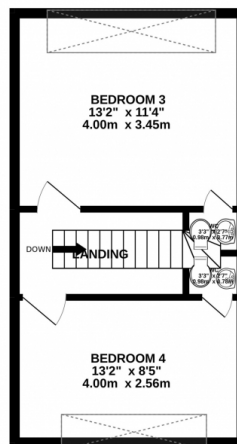
GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



INNER TERRACE

TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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