



 **5**  
Bedrooms

 **3**  
Bathrooms





HMO compliant 5 Bedroom (2 En-Suite). Close to BRI and good transport links.

#### Agents Notes:

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 door step. This property is also a mere 20 minutes walk into Bradford City Centre.

#### Description

A larger than average five 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 four floors the property comprises of.

#### GROUND FLOOR

##### **Entrance Hall: 18.34" x 3. 6" (18.3m x 0.9m)**

Incorporating cloakroom and access to all rooms, The glazed front door gives good natural light. Laminated flooring.

##### **Sitting Room: 16.28 x 16. 06 (4.96m x 4.09m) into bay. 8. 58"x 3.9" (2.61m x 1.18m)**

Large room with plenty of natural light . Traditional fireplace with gas living flame fire. Bay has large upvc windows . Currently carpeted

##### **Dining kitchen/Second sitting room: 21.01 x 17.16 (6.40m x 5.23m)**

The largest room giving access to rear door and cellar . currently incorporates a small kitchen but there is potential to have this downstairs in the cellar. Small fireplace, Laminate floor .

##### **Cellar: 22.01 x 15.31 (6.40m x 4.66m)**

Plumbed and with electricity there is huge potential to convert this room to a luxury kitchen with storage under stairs and old coal shute.

#### FIRST FLOOR

##### **Landing**

Giving access to all rooms

##### **Bedroom One: 14.68 x 12.43 (5.08m x 3.78m)**

Original master bedroom with side window and large front window, built in wardrobes and GCH. radiator.

##### **Bedroom Two: 12. 86 x 10.88 (3.91m x 3.31m)**

Double room with two windows giving natural light. laminated floor

##### **Bedroom Three: 14.4 x 7.07 ( 4.27m x 2.15m)**

A Large single with laminate floor and upvc window.

##### **Bathroom: 12.4 x 4.15 (3.77m x 1.26m)**

Good size comprising of Three piece suite in white, including bath, w.c. and low level wash basin and pedestal natural floor and good size window.

## SECOND FLOOR

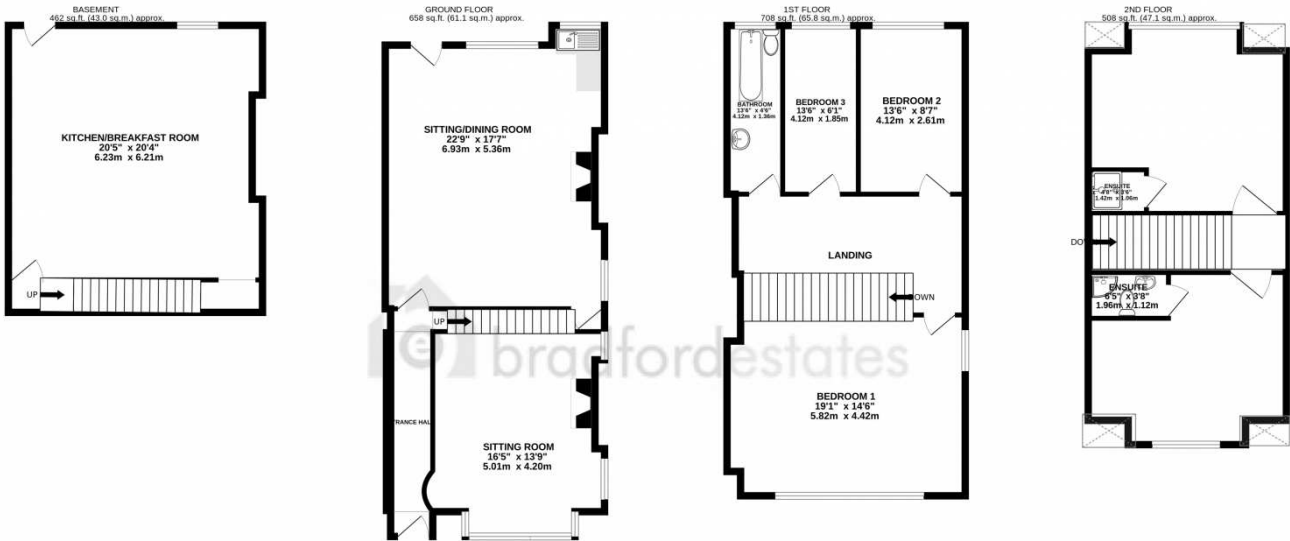
### **Bedroom Four: 14.4 x 13 .91 (4.38m x 4.23m)**

Good size top floor room with restricted head height either side of dormer windows which are double glazed . Ensuite newly installed

### **Master Bedroom (with en -suite): 22.01 x 15.31 approx. ( 6.70m x 4.66m)**


Again restricted headroom either side of dormer but a large room with small en- suite which includes w.c. wash basin and shower unit in white.

Small garden to front elevation and at the rear there is a metal staircase giving access to rear sitting room and kitchen.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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