





Asking Price £280,000

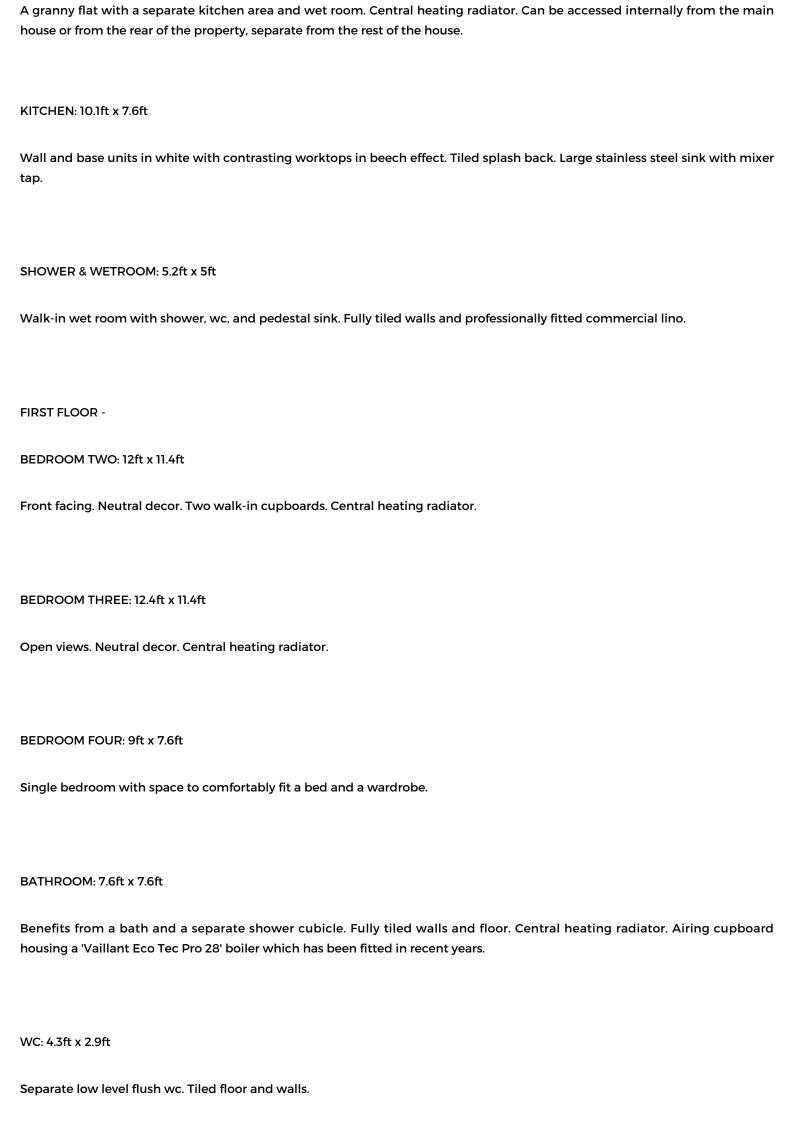
Heaton Park Drive, BD9 5QH

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

TENURE: FREEHOLD



Agents note:
Great potential to develop and extend at side and rear (subject to any necessary planning consent). Full UPVC double glazing and gas central heating (newly fitted boiler) and ready to move in after some decoration.
GROUND FLOOR -
ENTRANCE VESTIBULE: 6.5ft x 2.9ft
Upvc entrance and windows in double glazing.
HALLWAY: 14.5ft x 4.7ft
Neutral decor. Cloak cupboard. Under stairs storage. Central heating radiator.
LIVING ROOM: 13.10ft x 12.6ft
Spacious and airy room with a large window, allowing in plenty of natural light. French doors opening up into the dining room.
DINING ROOM: 12.4ft x 10.10ft
Overlooking rear garden. Neutral decor. Central heating radiator.
KITCHEN: 12.4ft x 7.9ft
Fully fitted kitchen with wall and base units in cream with matching worktops also in cream. Central heating radiator. Door leading to side of property.
GROUND FLOOR GRANNY FLAT -
BEDROOM ONE: 14.2ft x 7.10



Loft Space:	
Great potential to convert into further living accommodation (subject to any necessary planning consent).	

Front garden is partly paved and part lawn. Good sized rear garden which is laid to lawn.

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EXTERNAL:









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