



**Asking Price £280,000**

**TENURE : FREEHOLD**

**Heaton Park Drive, BD9 5QH**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**Bradford Estates**

218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

mervyn@bradfordestates.co.uk | 01274 720 720

Website: <https://www.bradfordestates.co.uk/>



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

A granny flat with a separate kitchen area and wet room. Central heating radiator. Can be accessed internally from the main house or from the rear of the property, separate from the rest of the house.

**KITCHEN: 10.1ft x 7.6ft**

Wall and base units in white with contrasting worktops in beech effect. Tiled splash back. Large stainless steel sink with mixer tap.

**SHOWER & WETROOM: 5.2ft x 5ft**

Walk-in wet room with shower, wc, and pedestal sink. Fully tiled walls and professionally fitted commercial lino.

**FIRST FLOOR -**

**BEDROOM TWO: 12ft x 11.4ft**

Front facing. Neutral decor. Two walk-in cupboards. Central heating radiator.

**BEDROOM THREE: 12.4ft x 11.4ft**

Open views. Neutral decor. Central heating radiator.

**BEDROOM FOUR: 9ft x 7.6ft**

Single bedroom with space to comfortably fit a bed and a wardrobe.

**BATHROOM: 7.6ft x 7.6ft**

Benefits from a bath and a separate shower cubicle. Fully tiled walls and floor. Central heating radiator. Airing cupboard housing a 'Vaillant Eco Tec Pro 28' boiler which has been fitted in recent years.

**WC: 4.3ft x 2.9ft**

Separate low level flush wc. Tiled floor and walls.

Loft Space:

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

EXTERNAL:

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

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