



74 Highgate

Bradford, BD9 5PJ

£750 PCM





This cosy two-bedroom property in the sought-after Heaton area offers comfortable, part-furnished living—perfect for couples or small families. The home features a spacious front garden and a private rear garden with a charming flower bed, ideal for relaxing or outdoor activities. Inside, you'll find a well-equipped interior with essential appliances, along with furnished living, dining, and bedroom spaces, plus a TV for added convenience. A move-in-ready home in a desirable and well-connected location.

Accommodation

The property welcomes you through an entrance hall leading into a spacious and inviting lounge. This well-proportioned living area is furnished with a television, a comfortable two-piece sofa set, and a dining table, making it ideal for both relaxation and entertaining. A fully functional solid fuel-burning stove serves as a charming focal point, adding warmth and character to the room. Adjoining the lounge is a well-equipped kitchen, featuring a range of appliances including a refrigerator, washing machine, microwave, integrated oven, and a four-ring gas hob. Beyond the kitchen, a separate lobby area offers additional storage space and accommodates a freestanding freezer. The kitchen also provides access to a private rear yard, complete with a patio area and flower bed—perfect for outdoor relaxation. Upstairs, the property comprises a generously sized double bedroom with large fitted wardrobes, offering ample storage. The family bathroom is fitted with a bath and overhead shower, wash basin with under-sink cabinetry, and a toilet. The second bedroom includes a single bed with a drawer set, making it a practical and comfortable space.

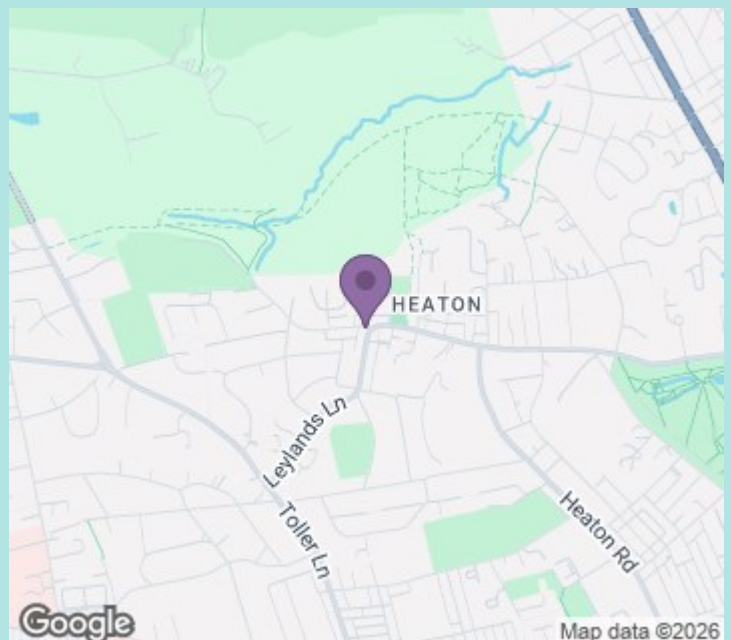
Location

Situated in the popular residential area of Heaton, this property benefits from a convenient and well-connected location within Bradford. The area offers a range of local amenities including shops, supermarkets, schools, and healthcare facilities, all within easy reach. Excellent transport links are available, with regular bus routes providing access to Bradford city centre, while nearby road networks offer straightforward connections to Leeds and surrounding areas. The property is also well placed for access to local parks and green spaces.

Council tax band: B
 EPC rating: E
 Deposit: £865



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)



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