



**Walmer Villas, Bradford BD8 7ET**



**welcome to**

**Walmer Villas, Bradford**

This well-presented seven-bedroom property features two large reception rooms, a dining room, a large fitted kitchen, and a smaller rear kitchen. With generous bedrooms spread over three floors, each with a shower room or bathroom, and car parking space for up to ten cars.



### **Reception Room One**

25' 1" into bay window x 15' 1" ( 7.65m into bay window x 4.60m )

With window to the front and gas central heating radiator.

### **Reception Room Two**

20' 4" into bay window x 10' 1" ( 6.20m into bay window x 3.07m )

With window to the front and gas central heating radiator.

### **Dining Room**

14' 2" x 13' 4" ( 4.32m x 4.06m )

With window to the side and gas central heating radiator.

### **Kitchen One**

19' 7" x 14' 10" ( 5.97m x 4.52m )

Fully fitted kitchen with a range of wall and base units. With window to the rear.

### **Kitchen Two**

A smaller fitted kitchen located to the back of the house. Fitted, with a range of wall and base units.

### **Basement**

15' 10" x 14' 10" ( 4.83m x 4.52m )

Located below the property, offering extra storage.

### **Store Room**

Located below the property, offering extra storage.

### **Downstairs Bathroom**

Fitted three piece suite comprising of a panel bath, a wash hand basin and W/C.

### **Bedroom One**

16' 11" x 16' 1" ( 5.16m x 4.90m )

With window to the front and gas central heating radiator. Benefits from wardrobe space.

### **Bedroom Two**

15' 3" x 10' 2" ( 4.65m x 3.10m )

With window to the rear and gas central heating

radiator.

### **Bedroom Three**

15' 4" x 10' 2" ( 4.67m x 3.10m )

With window to the rear and gas central heating radiator.

### **Bedroom Four**

17' x 14' 2" ( 5.18m x 4.32m )

With window to the front and gas central heating radiator.

### **Bedroom Five**

13' 9" x 7' 10" ( 4.19m x 2.39m )

With window to the front and gas central heating radiator.

### **Bathroom**

Located on the first floor. Fitted bathroom comprising of a shower, panel bath, a wash hand basin and a W/C.

### **W/C**

Located on the first floor, comprising of a wash hand basin and W/C.

### **Bedroom Six**

15' 1" x 15' 2" ( 4.60m x 4.62m )

Located on the top floor, with window to the rear and gas central heating radiator.

### **Bedroom Seven**

16' 2" x 8' 8" ( 4.93m x 2.64m )

Located on the top floor, with window to the rear and gas central heating radiator.

### **Shower Room**

Located on the top floor, comprising of a shower, wash hand basin and W/C.



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## Walmer Villas, Bradford

- Seven bedrooms
- Two reception rooms
- Large fitted kitchen with additional rear kitchen
- Three floors
- Offers Over £450,000

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

offers over  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116987 - 0006

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