



**Park Grove, BRADFORD BD9 4JY**

**welcome to**

**Park Grove, BRADFORD**

A substantial nine-bedroomed Edwardian property known as Sandal Ash. Located in the sought-after BD9 area, this is a rare opportunity for investors, developers, or buyers seeking extensive accommodation with flexible living arrangements. Set on a generous plot with extensive drive and garage.



A substantial nine-bedroomed Edwardian property known as Sandal Ash, with two self-contained annexes. Located in the sought-after BD9 area, this is a rare opportunity for investors, developers, or buyers seeking extensive accommodation with flexible living arrangements. Set on a generous plot, the house provides an abundance of space across multiple floors, with well-proportioned rooms. Both annexes are located on the lower ground floor and benefit from their own private entrance.

Internally, the property comprises of two annexes on the lower ground floor. To the ground floor, there are three reception rooms, modern high gloss kitchen, utility room and bathroom. While the first floor houses, five bedrooms and a shower room with a further two bedrooms and bathroom on the second floor. Externally, the property offers driveway parking, a double garage and lawned garden space with mature shrubs to the front and rear.

### **Lower Ground Floor - Annexe's**

#### **Living Room/Kitchen**

13' 5" x 13' 7" ( 4.09m x 4.14m )

#### **Bedroom**

12' 8" x 12' 8" ( 3.86m x 3.86m )

#### **En-Suite**

#### **Living Room/Kitchen**

18' 2" x 12' 4" ( 5.54m x 3.76m )

#### **Bedroom**

10' 9" x 7' 6" ( 3.28m x 2.29m )

#### **Shower Room**

### **Ground Floor**

#### **Living Room**

12' 10" x 19' 3" ( 3.91m x 5.87m )

#### **Lounge**

18' 4" x 13' 11" ( 5.59m x 4.24m )

#### **Dining Room**

13' 10" x 13' 10" ( 4.22m x 4.22m )

#### **Kitchen**

7' 9" x 12' ( 2.36m x 3.66m )

#### **Utility Room**

#### **Bathroom**

### **First Floor**

#### **Bedroom One**

18' 5" x 13' 10" ( 5.61m x 4.22m )

#### **Bedroom Two**

16' 3" x 15' ( 4.95m x 4.57m )

#### **Bedroom Three**

13' 10" x 13' 9" ( 4.22m x 4.19m )

#### **Bedroom Four**

12' 5" x 11' 1" ( 3.78m x 3.38m )

#### **Bedroom Five**

8' 2" x 7' 9" ( 2.49m x 2.36m )

#### **Shower Room**

### **Second Floor**

#### **Bedroom Six**

17' 10" x 13' 11" ( 5.44m x 4.24m )

#### **Bedroom Seven**

16' 9" x 8' ( 5.11m x 2.44m )

#### **Bathroom**

#### **Store Room**

#### **Exterior**



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welcome to

## Park Grove, BRADFORD

- A spacious nine-bedroom semi detached
- Edwardian property with two self annexes
- Three reception rooms & modern high gloss kitchen
- Garden space and driveway parking
- Highly regarded area

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



Lower Ground Floor



Ground Floor



First Floor

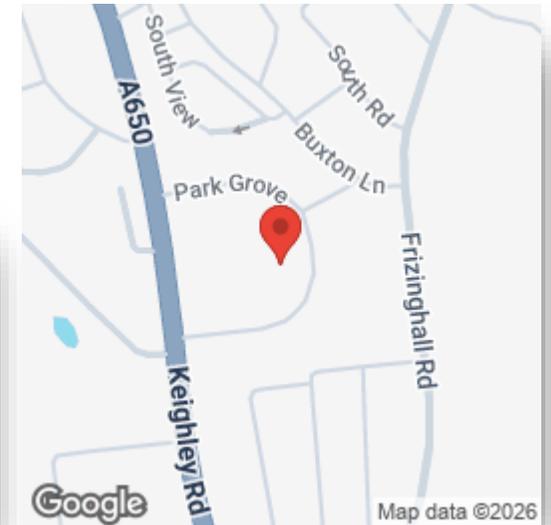


Second Floor

offers over  
**£550,000**

Total floor area 364.3 m<sup>2</sup> (3,921 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

  
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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP111215 - 0004

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