Michael ANTHONY

# Heydon Court, Bradville

## £375,000 Freehold

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**£375,000**

Situated in the popular area of Bradville, this extended three-bedroom detached family home is offered to the market with no upper chain and many benefits including living room, kitchen/dining room, en-suite to the main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and allocated parking.

# Property Description

**ENTRANCE HALL**
Double glazed window to side aspect, radiator, doors to cloakroom and lounge.

**CLOAKROOM**
Frosted double glazed window to front aspect. Low level w.c, vanity wash hand basin, heated towel rail, tiled walls.

**LOUNGE**
Double glazed window to front aspect, double glazed frosted window to to side, radiator, stairs to first floor landing, door to kitchen/diner.

**KITCHEN/DINER**
Three double glazed windows to rear aspect, double glazed window to side. Fitted with a range of wall mounted and floor standing units with roll edge work surface over, splash back tiling, oven and hob with extractor hood over, single drainer sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, understairs cupboard, door to conservatory.

**CONSERVATORY**
UPVC double glazed windows to front and side aspects, double glazed door to rear. Plumbing for washing machine.

**LANDING**
Frosted double glazed window to side aspects. Access to loft space, cupboard housing wall mounted combination boiler, doors to bedrooms and bathroom.

**BEDROOM ONE**
Double glazed window to front aspect. Radiator, door to en-suite.

**EN-SUITE**
Frosted double glazed window to side aspect. Vanity wash hand basin, low level w.c., fully tiled shower cubicle, heated towel rail, tiled walls.

**BEDROOM TWO**
Double glazed window to rear aspect. Radiator, built in wardrobe.

**BEDROOM THREE**
Double glazed window to front aspect. Radiator.

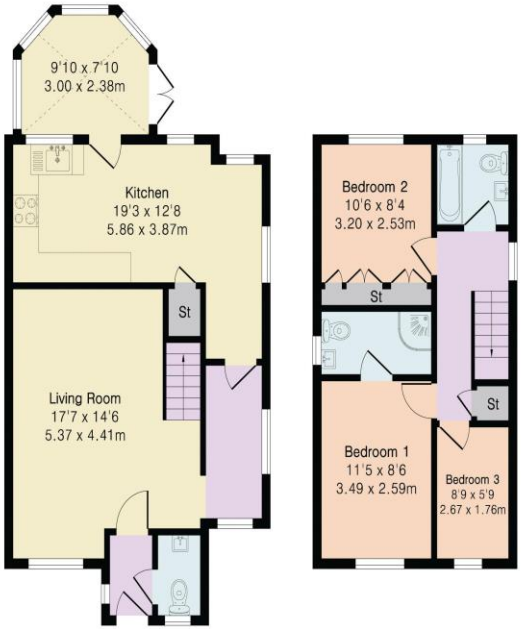
**BATHROOM**
Frosted double glazed window to front aspect. Panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level w.c., heated towel rail, extractor fan, tiled walls.

**GARAGE & PARKING**
Single garage with metal up and over door, parking.

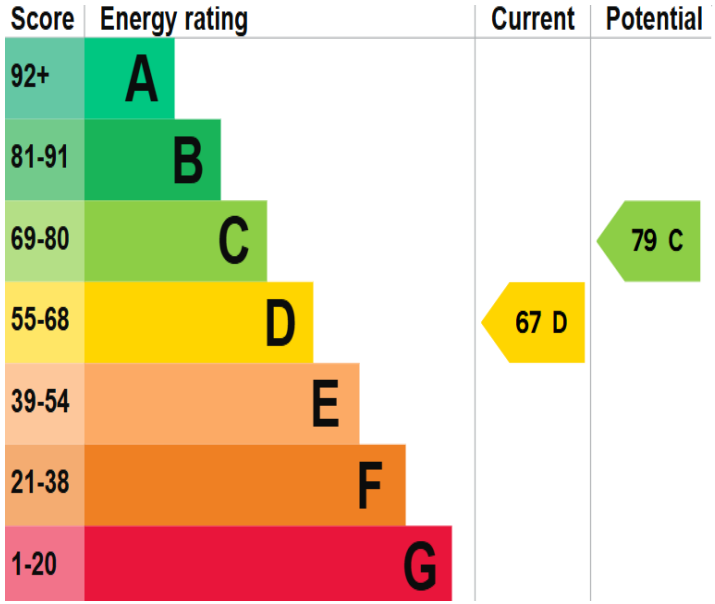
**FRONT GARDEN**
Pathway to front door, flower and shrub beds.

**REAR GARDEN**
Laid to lawn with patio area, shed to remain, outside tap, rear gated access, enclosed by timber fencing panels.

**Approximate Gross Internal Area 997 sq ft - 92 sq m**
Ground Floor Area 605 sq ft – 56 sq m
First Floor Area 392 sq ft – 36 sq m




Ground Floor First Floor




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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