

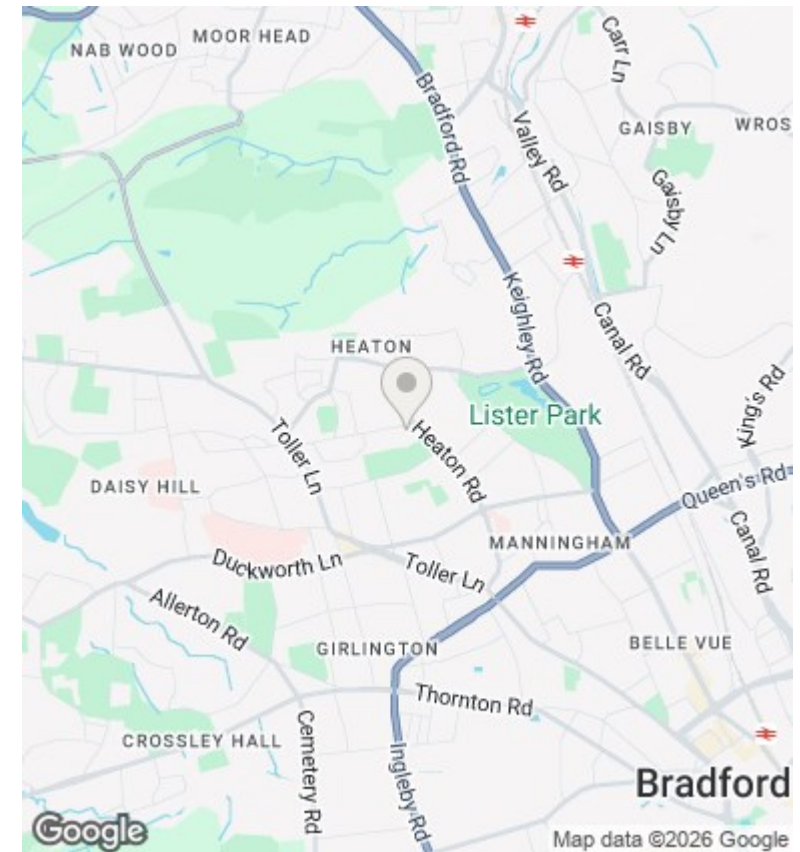
## 112 Heaton Park Drive, Bradford, BD9 5QE

Offers In The Region Of £260,000

- THREE BEDROOM SEMI DETACHED
- GARDENS FRONT AND REAR
- CONVERTED LOFT ROOM
- ARRANGE YOUR VIEWING NOW!
- DESIRABLE LOCATION
- OPEN OUTLOOK TO THE FRONT
- GATED DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- SINGLE DETACHED GARAGE



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMMS2026



## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            | <b>80</b> |
| (55-68) <b>D</b>                                   |  | <b>66</b>                  |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |