bronte estates

112 Heaton Park Drive, Bradford, BD9 5QE

Offers In The Region Of £260,000

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

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www.bronteestates.co.uk

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** THREE BEDROOM SEMI DETACHED ** TWO RECEPTION ROOMS ** WELL PRESENTED ** GARDENS, GARAGE & DRIVEWAY ** CONVERTED LOFT ROOM ** Bronte Estates are pleased to offer for sale this three bedroom semi detached in Heaton, set back from the main road and enjoying an open outlook across a playing field to the front. To the ground floor is a hallway, spacious lounge with double doors to a dining room or sitting room and a fitted kitchen. To the first floor are three bedrooms, bathroom, separate WC and a converted loft room accessed via a drop-down ladder with a skylight window and is fully decorated and carpeted. Externally there are gardens to the front & rear, off road parking and a single garage. Rare to the market in this area. Arrange your viewing now!

3 1 2 D

Council Tax Band: C

Entrance Hall
The front door leads into the hallway with stairs leading off to the first floor, feature semi circular window to the side, grey wood effect laminate flooring and an under-stairs storage cupboard.

Living Room
A well proportioned reception room with a window to the front elevation, double doors leading to the dining room, modern fireplace with granite inlay & hearth and a fitted living flame gas fire. Central heating radiator.

Dining Room
Window to the rear elevation, central heating radiator and doors to the living room and kitchen.

Kitchen
A fitted kitchen with a range of base and wall cabinets, laminate work surfaces and splash-back wall tiling. Integrated electric oven, four ring gas hob and plumbing for a washing machine. Useful pantry with fitted shelving, window to the rear elevation and a side entrance door.

First Floor
Landing area with a fitted storage cupboard and a window to the side elevation.

Bedroom One
Master bedroom with a window to the front elevation, central heating radiator and a large double wardrobe with sliding doors.

Bedroom Two
A second double bedroom with a window to the rear elevation and a central heating radiator.

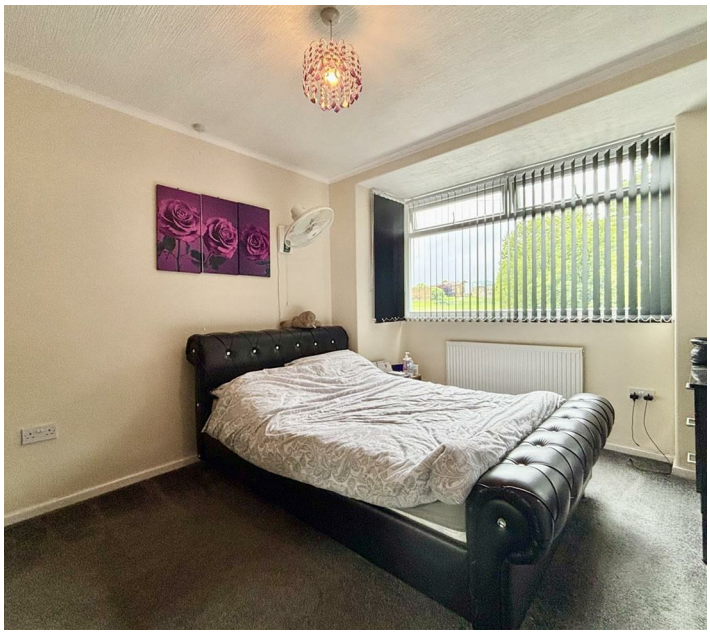
Bedroom Three
A single bedroom, currently used as a study/office. Window to the front elevation and a central heating radiator.

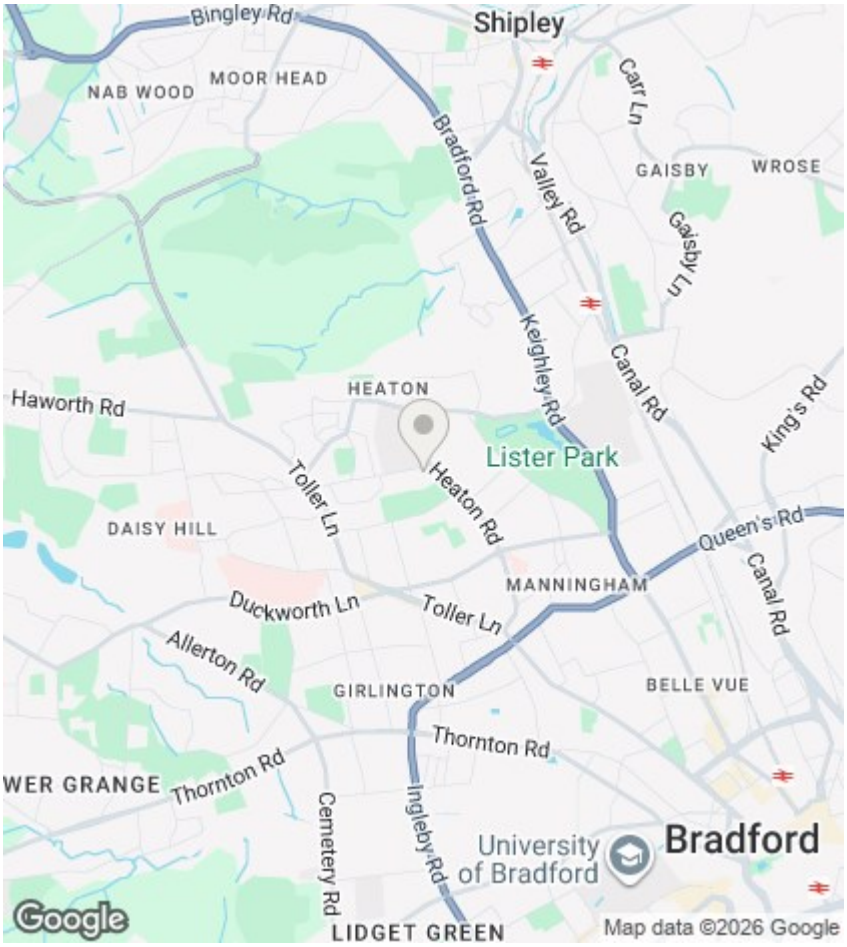
Bathroom
Fully tiled bathroom comprising of a 'P' shape bath with a mains powered shower over, washbasin with storage below, chrome heated towel rail and a window to the rear elevation.

WC
A separate WC with washbasin and fully tiled walls. Window to the side elevation.

External
To the front of the property is a low maintenance paved garden and double gates leading to the driveway providing off-road parking. To the rear is a paved area and an enclosed lawn.

Garage
Single detached garage with an 'up and over' door to the front.





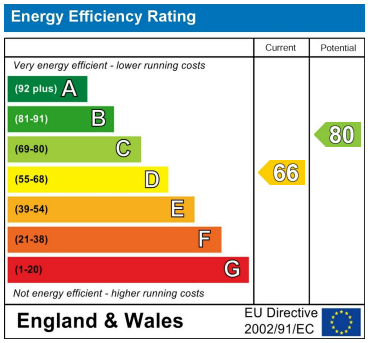
Directions

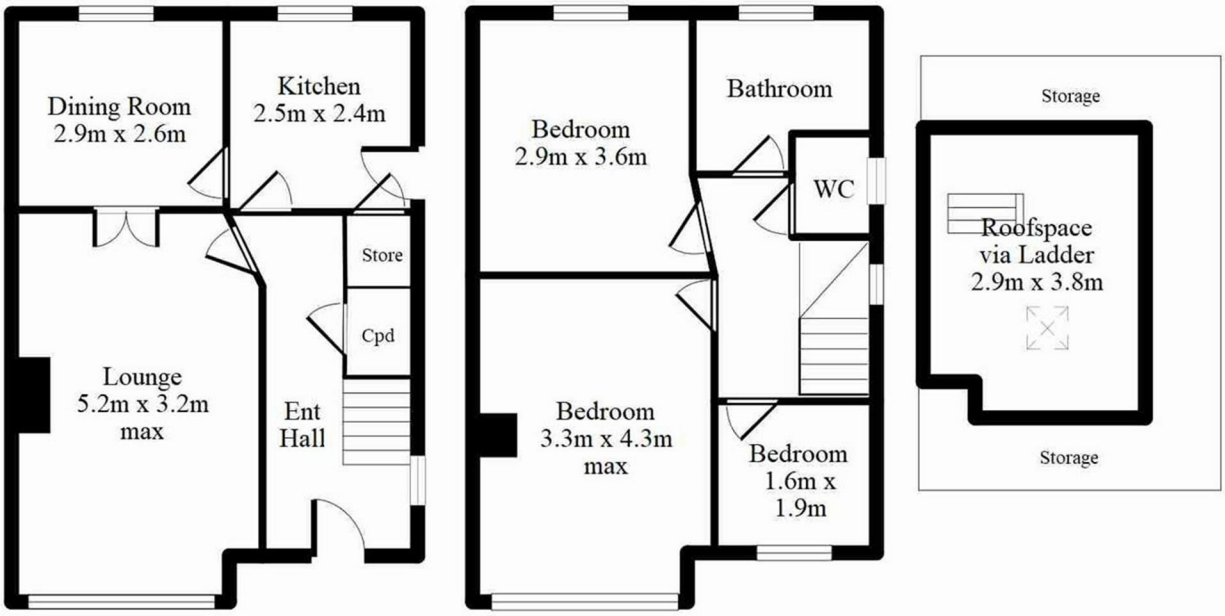
Viewings

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

EPC Rating:

D





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. GFPMS2026

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