



## 28 Park Grove, Bradford, West Yorkshire, BD9 4JY

A superb opportunity to purchase a exceptionally spacious and flexible eight bedroom semi detached period home offering family living accommodation planned over four floors delightfully situated within a well sought after residential avenue.

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**dacres.co.uk**





## 28 Park Grove, Bradford, West Yorkshire, BD9 4JY

Bradford 2 miles, Skipton 17 miles, Leeds 16 miles (all distances approximate)

**Guide Price: £450,000**

- Period semi detached home
- Eight double bedrooms
- Character features throughout
- Lawned garden to the front
- Ample driveway parking
- Prestigious residential location



## General remarks

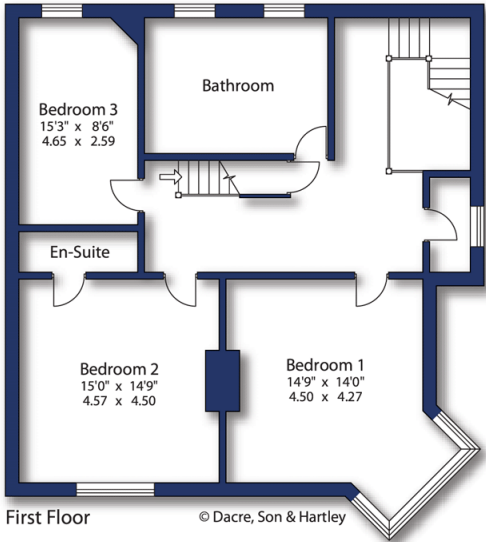
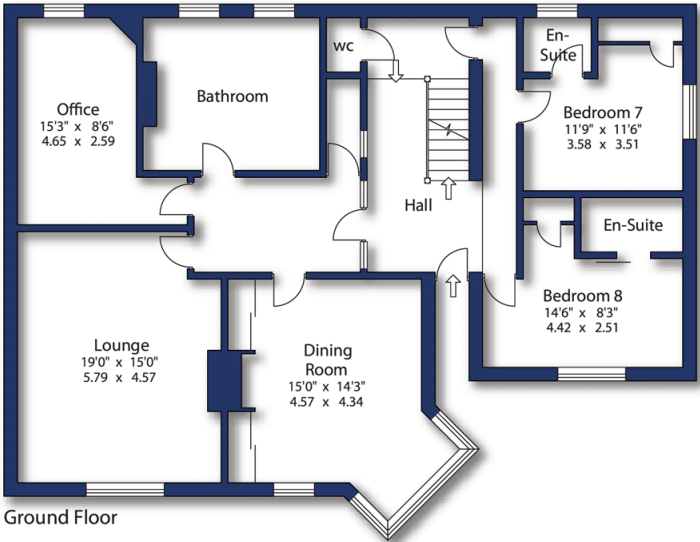
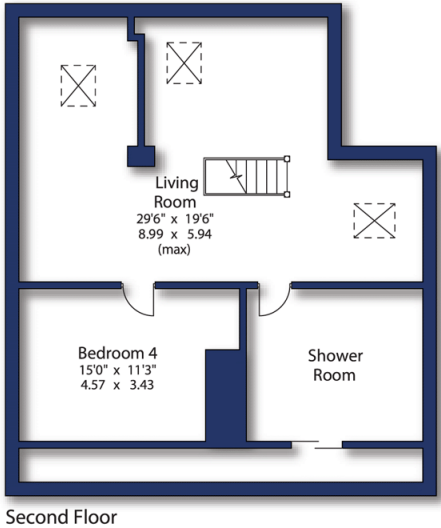
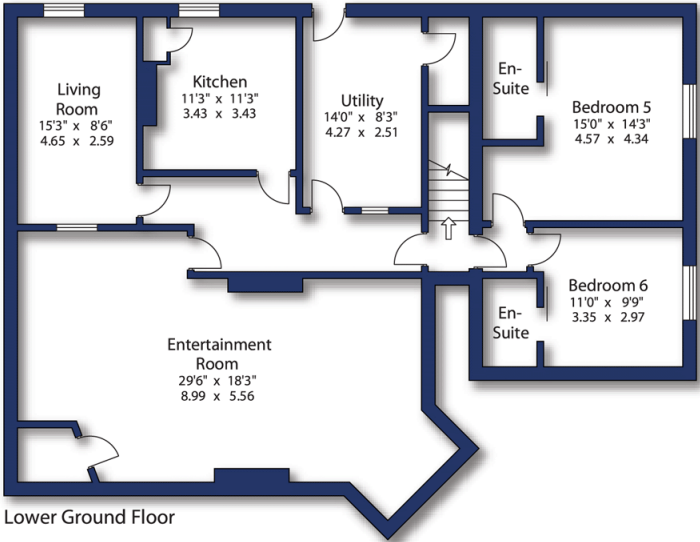
Delightfully situated within a prestigious residential location is a deceptively spacious stone built period home offering substantial living planned over four floors. The property will almost certainly appeal to the more discerning purchaser seeking a superb eight bedroom house which boasts an array of character feature together with modern conveniences of a property that has had renovation work in part. Having previous use as a hotel the property represents a fantastic family with further potential to be added and an internal inspection is essential to appreciate the flexibility, size, quality and deceptive nature of this fine home.

The accommodation on the ground floor briefly comprises reception hall way, cloakroom WC, dining room with feature bay window, good sized lounge, large study, an exceptional modern bathroom and two extended double bedrooms. The lower ground floor has the kitchen, utility room, living room, two double bedrooms and a large entertainment room with bar. To the first floor there are three double bedrooms, a

computer room and a large bathroom. The second floor has an open living room that leads to a double bedroom and modern shower room. Externally the property is surrounded by manicured hedges and traditional stone walls. There is a lawned garden to the front and at the rear there is parking for multiple vehicles on a private driveway.

The property is situated in one of Bradford's premier residential locations with many high calibre and well established homes nearby. The locality enjoys access to lister park and Bradford grammar school nearby with the local shops and amenities of Heaton Village. Frizinghall rail station is also nearby for those commuting. Bradford city centre is approximately two miles distant and offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.

Floorplans



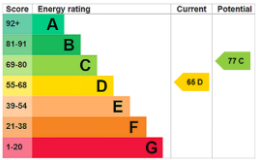
 Mortgage Advice Bureau

01274 515 763

 Dacres Surveys

Call for a quote  
01943 885 400

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Contact us



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## Directions

From our office on Bingley Road proceed along the A650 towards Bradford. After about two miles just before the Park Public House turn left into Park Grove and the property will be found on the left hand side.

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway parking at the rear.

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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