



77 Haworth Road, Bradford, West Yorkshire, BD9 6LJ

A four bedroom detached home providing superb family accommodation of quality in a popular and convenient residential location. Recently extended and renovated to a good standard throughout. Close to many local amenities, schools and transport connections.

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77 Haworth Road, Bradford, West Yorkshire, BD9 6LJ

Bradford 3 miles, Leeds 12 miles, Skipton 17 miles (all distances approximate)

Guide Price: £400,000

- Detached family home
- Two reception rooms
- Four bedrooms
- Private driveway parking
- Sought after location
- Close to schools and shops



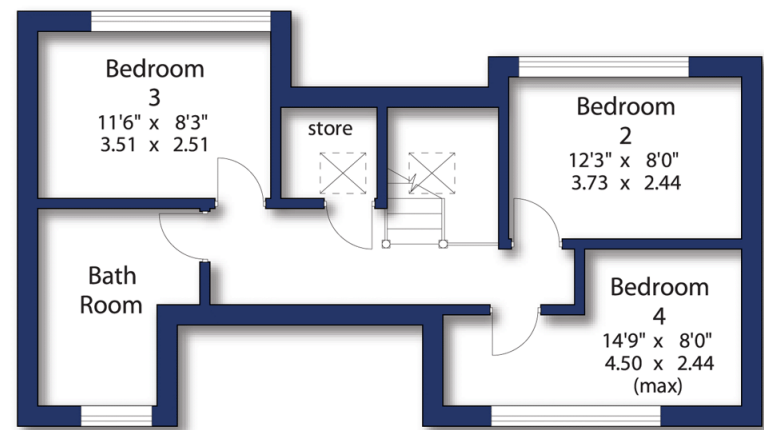
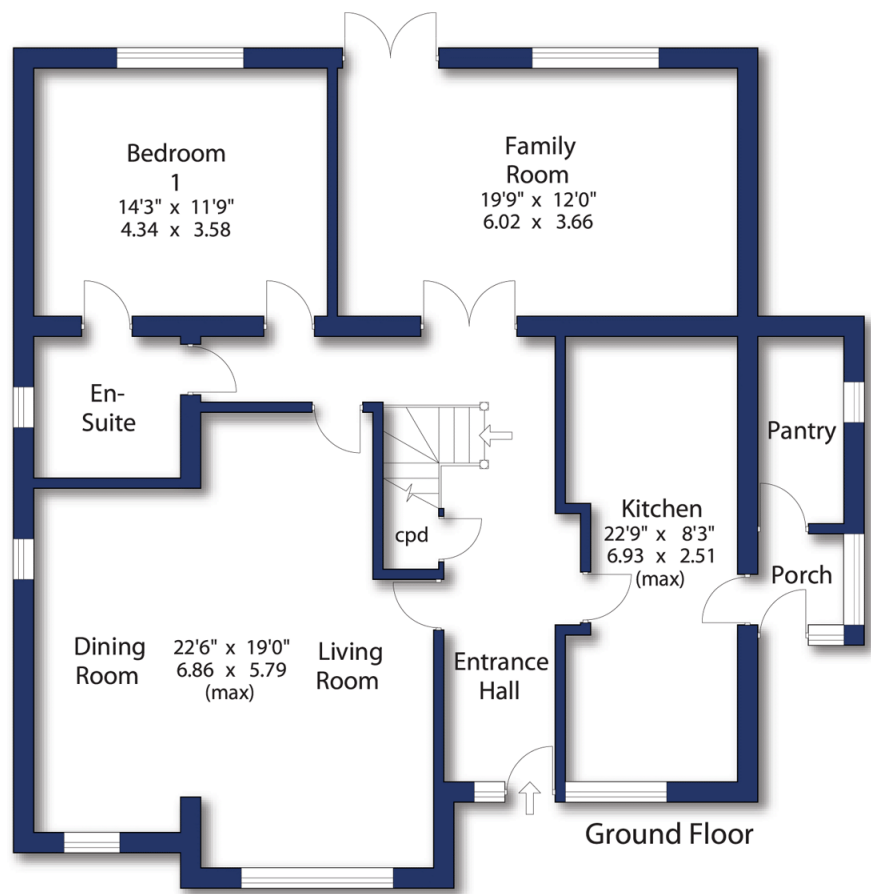
General remarks

Delightfully situated within a well regarded residential location is this extended detached home recently renovated to a high standard throughout. Sitting in a good sized plot and having been extended to the side, rear and with further dormer extensions the property represents an opportunity to purchase a rare to the market family home. The property is well presented throughout, includes gas heating and UPVC double glazing, indeed an early viewing comes highly recommended.

The accommodation briefly comprises of entry hall with storage, modern fitted kitchen with dining area, side porch leading to a large pantry/utility space, master bedroom with ensuite bathroom, large sitting room and then the exceptional family room with space for dining and entertaining. The first floor has three further bedrooms, the house bathroom and an ironing room/study. Externally to the front the property is

approached via a paved driveway for multiple vehicles with a large lawned area to the side. The paved pathway continues to the side and rear of the property leading to a further lawned area and external store rooms of a good size.

Heaton is a popular and well established residential neighbourhood in the heart of the Aire Valley, The Historic World Heritage Site of Saltaire is within comfortable driving distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.

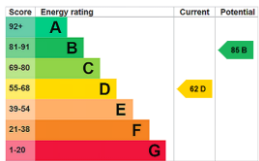


First Floor
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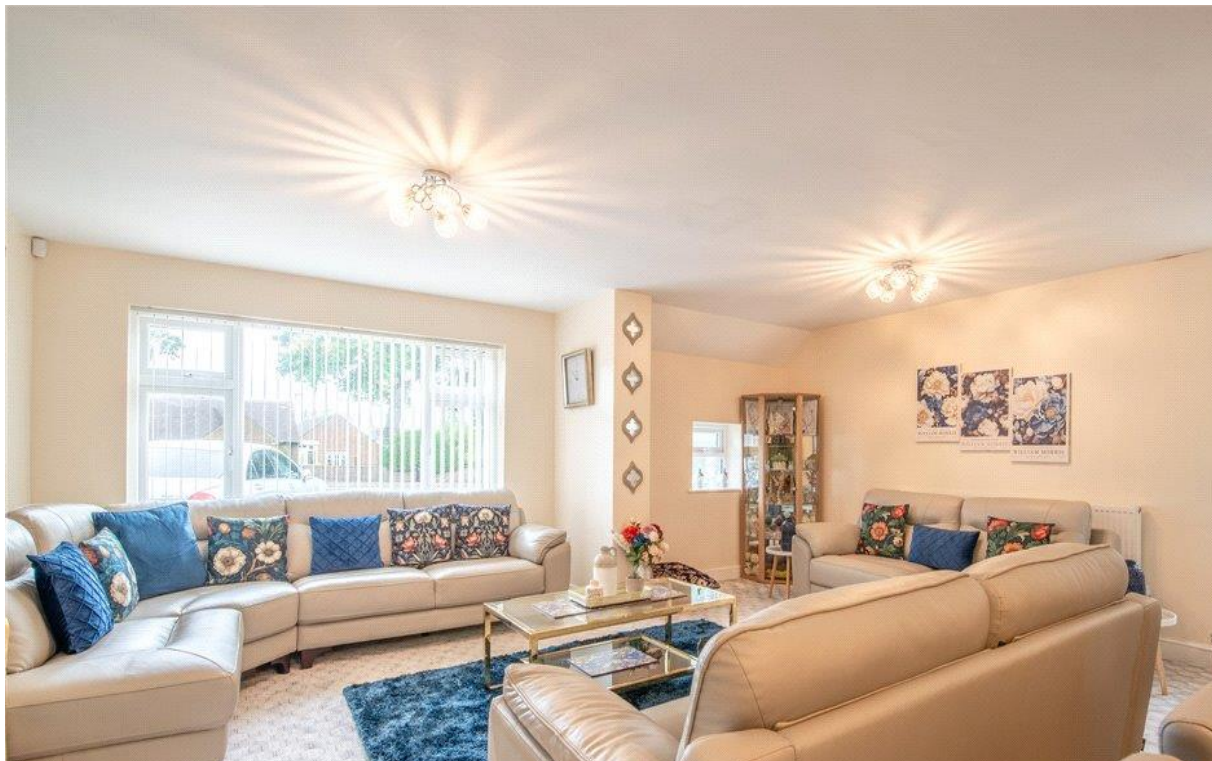
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01943 885 400

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Directions

From Saltaire head along Moorhead Lane continuing as it becomes High Bank Lane. Turn left at the lights on to Bingley Road. Turn right on to Haworth Road and the property will be on the left hand side just after a mini roundabout.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

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

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](#)

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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