



3 Heaton Park Drive, Bradford, West Yorkshire, BD9 5QH

An exceptional detached home providing superb family accommodation of modern quality in a convenient yet discreet location just off Toller Lane. The property is recently renovated throughout and offers five bedrooms, ample off road parking and good sized gardens.

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3 Heaton Park Drive, Bradford, West Yorkshire, BD9 5QH

Bradford 3 miles, Leeds 12 miles, Skipton 18 miles (all distances approximate)

Offers in excess of: £450,000

- Detached family home
- Three reception rooms
- Five bedrooms
- Driveway parking
- Sought after location
- Recently renovated throughout
- No onwards chain



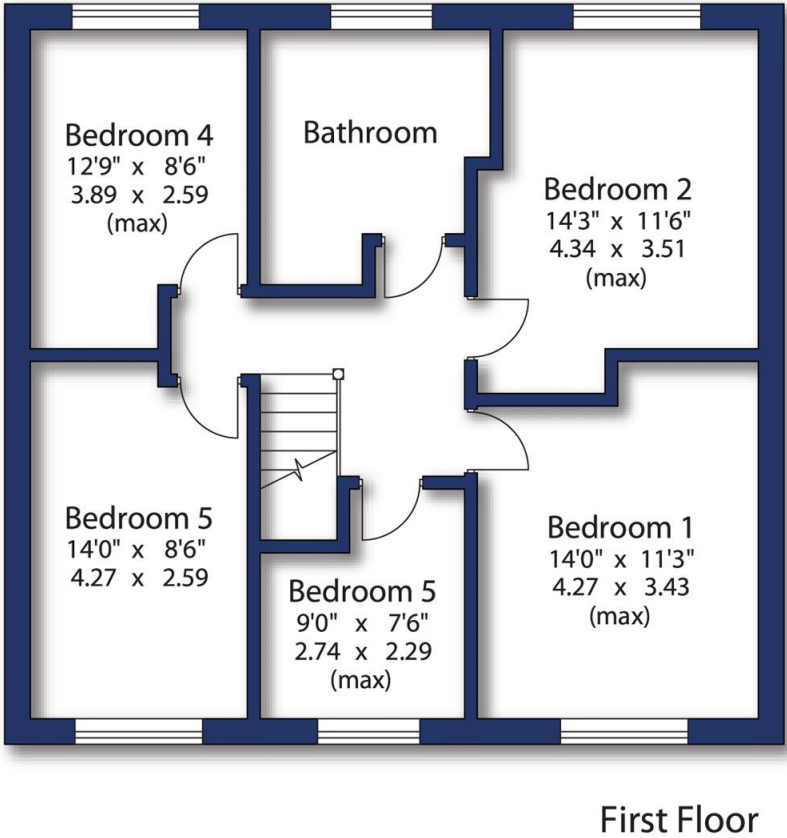
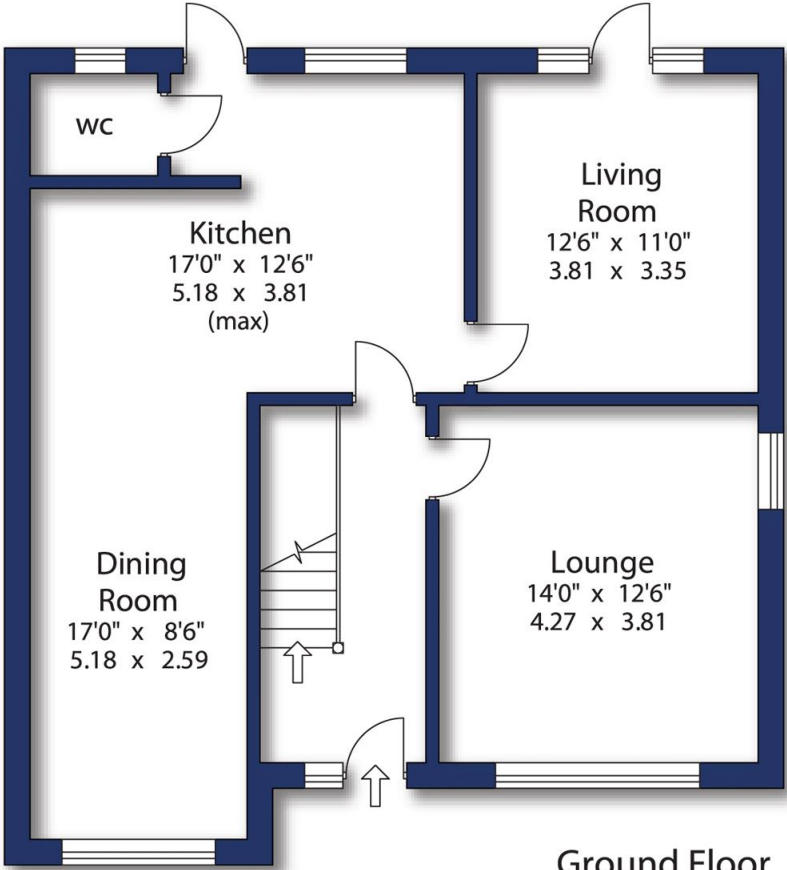
General remarks

Five bedroom detached house, with two reception rooms plus open plan kitchen diner providing flexible family living accommodation, in highly sought-after residential location. Newly renovated with newly landscaped private gardens. The property has been extensively renovated and is well presented throughout and includes UPVC double glazing and doors, new family kitchen with extensive storage and Bosch appliances (including dishwasher), new bathroom, landscaped front and rear gardens, and gas central heating with new radiators.

The accommodation comprises entrance hallway, large lounge with dual aspect windows, sitting room with glazed door to the rear, cloakroom WC and a spacious newly fitted modern kitchen with open plan dining area, breakfast bar and door onto the garden. The first floor landing provides access to five bedrooms (four double, one single) and newly installed bathroom with separate bath and shower cubicle. Externally to the

front the property is approached via a paved driveway, with space for two cars and a lawned garden with stone paved path to the side and rear. Large rear garden which has recently been landscaped with newly laid lawn and mature greenery privacy, flower beds and a new fence giving privacy and security. The loft space, spanning the footprint of the property, is fully boarded with the potential to add further bedrooms as well as a double storey back extension subject to relevant planning permissions.

Heaton is a popular and well-established residential neighbourhood in the heart of the Aire Valley, with nearby GP surgery, shops, eateries, nursery and schools within walking distance. The Historic World Heritage Site of Saltaire is a short drive away, where a broad range of further everyday shops and quaint eateries are available. There are two nearby railway stations on the Airedale line giving frequent services to Bradford and Leeds and direct trains to Skipton and Ilkley, plus regular bus routes into Bradford city centre.



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Contact us



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Directions

From Shipley head towards Bradford, turning right on to Emm Lane. Follow the road as it changes name to Highgate then Leylands Lane. Turn left on to Garden Lane, at the end of the road turn right on to Heaton Park Drive, the property will be seen on the right hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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