



18 Altar Drive, Bradford, West Yorkshire, BD9 5QD

A semi detached home providing superb family accommodation in a convenient yet discreet location close to Heaton village. The property is extended to the rear and provides ample off road parking and good sized gardens.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

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18 Altar Drive, Bradford, West Yorkshire, BD9 5QD

Bradford 3 miles, Leeds 11 miles, Skipton 18 miles (all distances approximate)

Offers Over: £250,000

- Semi detached family home
- Three double bedrooms
- Extended kitchen diner
- Drive and garage
- Popular residential location
- Close to local amenities



General remarks

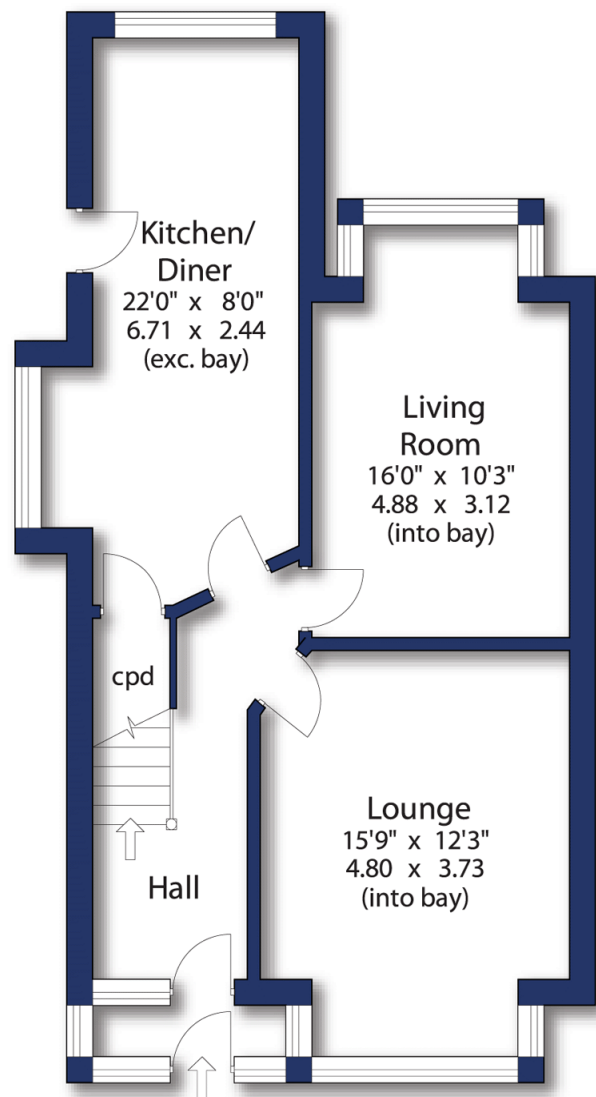
Delightfully situated within a well regarded residential area is a well presented and deceptively spacious semi detached family home offering attractive living accommodation planned over two floors. The property will almost certainly appeal to the more discerning purchaser seeking an extended three bedroom home that is presented to a good standard throughout with quality fixtures and fittings, modern kitchen, gas central heating and UPVC sealed unit double glazed windows. Indeed an internal inspection is essential to appreciate the flexibility, size and quality of this fine home.

The accommodation briefly comprises reception hall way, spacious lounge, dining room with bay window and an extended kitchen diner with fitted wall and base units. To the first floor there are three double bedrooms and the house bathroom with separate wc. Outside the property has a garden to the front with a

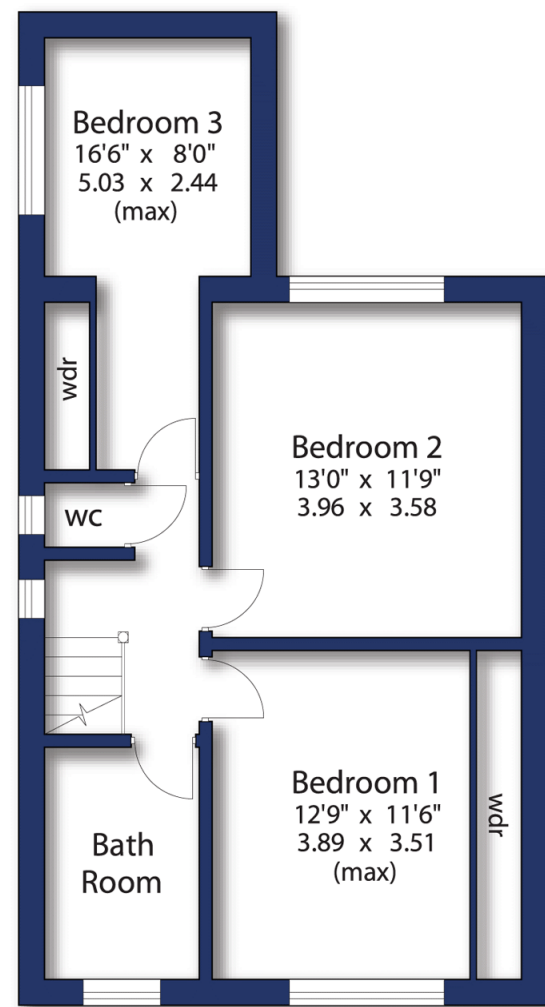
shared driveway to the side. The driveway leads to a detached garage and the property has a good sized garden that is mainly laid to lawn with mature shrubs and trees around.

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.

Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley



Mortgage
Advice Bureau

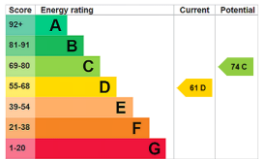
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Directions

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 Altar Drive and the property will be 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 and detached garage

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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