



## Bingley Road - REF SR, Heaton, Bradford, West Yorkshire, BD9

- FOUR BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR WC
- FOUR DOUBLE BEDROOMS WITH BEDROOM 1 HAVING AN ENSUITE
- GARDEN AREAS TO BOTH THE FRONT AND REAR, LARGE REAR PATIO AREA
- COUNCIL TAX BAND E
- THREE RECEPTION ROOMS
- CONSERVATORY
- FOUR PIECE FAMILY BATHROOM
- DRIVEWAY PARKING x FIVE CARS AND A DETACHED SINGLE GARAGE
- EPC RATING GRADE D

Guide Price £400,000

# Bingley Road - REF SR, Heaton, Bradford, West Yorkshire, BD9 6HR



HUNTERS BRADFORD PRESENTS - BINGLEY ROAD - BD9

FOR SALE BY THE MODERN METHOD OF AUCTION - A NON REFUNDABLE RESERVATION FEE MUST BE PAID TO SECURE THE PROPERTY IF A BID IS ACCEPTED

Online auction closes 18th October 2024 at 11am

Nestled BACK on Bingley Road, Heaton, BD9 in Bradford, is this four-bedroom detached family home a true gem waiting to be discovered. As you step inside, you are greeted by not one, not two, but three reception rooms, offering ample space for entertaining guests or simply unwinding with your loved ones.

Boasting four generously sized bedrooms and three bathrooms, including an ensuite shower room in the main bedroom, this property ensures that everyone in the family has their own sanctuary to retreat to. The four-piece family bathroom is ideal with a shower, bath, bidet and WC.

One of the highlights of this property is the conservatory, a perfect spot to enjoy a cup of tea while basking in the natural light. The garden areas at the front and rear of the property provide a tranquil outdoor space, ideal for summer barbecues or morning coffees.

Parking will never be an issue with space for six vehicles, including driveway parking for five cars and a detached single garage. The large rear patio area is perfect for al fresco dining or simply soaking up the sun on a lazy afternoon.

With an EPC rating of Grade D, this property not only offers comfort and style but also practicality and efficiency. Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of endless possibilities at Bingley Road.

## IMPORTANT

PLEASE NOTE THE AUCTION CAN CLOSE EARLY IF THE VENDOR AGREES TO A HIGH ENOUGH BID.



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## GROUND FLOOR

Hallway Area 1

Hallway

Reception Room 1  
13'0" x 30'11"

Reception Room 2  
13'0" x 14'0"

## Reception Room 3

13'0" x 13'2"

## Kitchen

7'3" x 12'1"

## WC

## FIRST FLOOR

## Bedroom 1

13'2" x 14'0"

## Ensuite

6'10" x 6'10"

## Bedroom 2

13'3" x 13'6"

## Bedroom 3

13'3" x 10'4"

## Bedroom 4

11'0" x 9'10"

## Landing

## Bathroom

10'11" x 7'3"

## EXTERNAL

## Conservatory

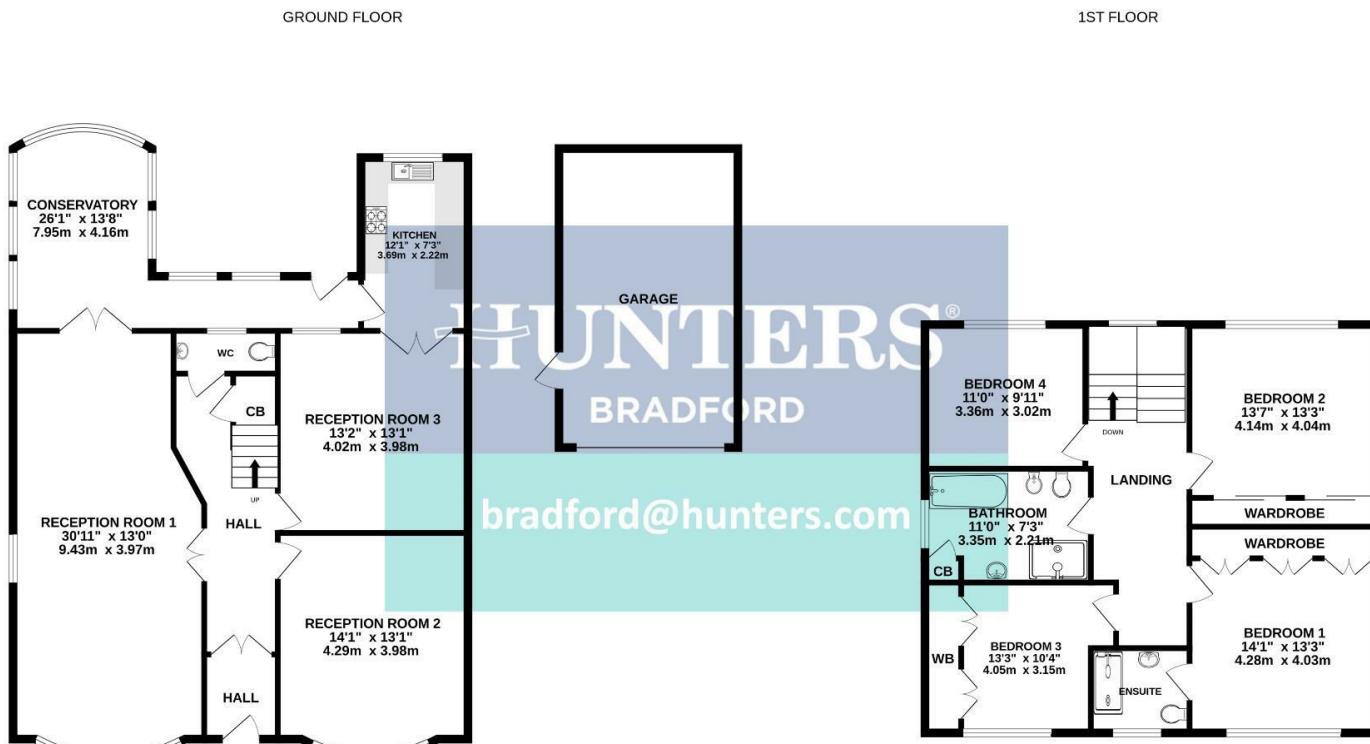
## Front Garden

## Rear Garden

## Garage

## Driveway

HUNTERS® BRADFORD HUNTERSCOM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

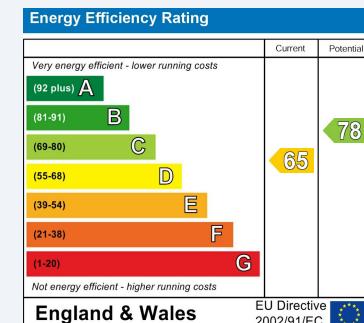
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.