



Northdale Road, Bradford BD9 4HG

welcome to

Northdale Road, Bradford

Situated in the ever-popular area of Heaton, this spacious four bedroom mid terrace property offers versatile family accommodation arranged over four floors. Benefitting from two reception rooms, two WC facilities, an enclosed rear garden, uPVC double glazing and gas central heating.



Situated in the ever-popular area of Heaton, this spacious four bedroom mid terrace property offers versatile family accommodation arranged over four floors. Benefitting from two reception rooms, two WC facilities, an enclosed rear garden, uPVC double glazing and gas central heating, this substantial home is sure to appeal to growing families and professionals alike.

The accommodation briefly comprises an entrance hallway, a spacious lounge and a separate dining room providing excellent living and entertaining space. The lower ground floor offers additional versatile accommodation, ideal for a variety of uses. To the upper floors are four well-proportioned bedrooms together with a family bathroom and the convenience of two separate toilets.

Externally, the property enjoys an enclosed rear garden, offering a private outdoor space for relaxation and family enjoyment. On-street parking is available to the front.

Ideally positioned within easy reach of local amenities, well-regarded schools and transport links, this generously proportioned home presents an excellent opportunity for buyers seeking spacious accommodation in a sought-after residential location. Energy Rating: C

Ground Floor

Entrance Hallway

Living Room

16' 5" x 10' 5" (5.00m x 3.17m)

Kitchen Diner

14' 2" x 13' 4" (4.32m x 4.06m)

Lower Ground Floor

Lounge / Dining

17' 10" x 14' 3" (5.44m x 4.34m)

Storage Room

16' 1" x 14' 3" (4.90m x 4.34m)

First Floor Landing

Bedroom Three

14' 2" x 12' 8" (4.32m x 3.86m)

Bedroom Four

14' 3" x 9' 8" (4.34m x 2.95m)

Shower Room

Second Floor Landing

Bedroom One

14' 3" x 13' 11" (4.34m x 4.24m)

Bedroom Two

13' 9" x 12' 9" (4.19m x 3.89m)

Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SHP111551



welcome to

Northdale Road, Bradford

- Four bedroom mid terrace property
- Accommodation over four floors
- Two spacious reception rooms
- Two WC facilities
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B



Total floor area 191.6 m² (2,062 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

william
h brown

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP111551](https://www.williamhbrown.co.uk/Property/SHP111551)



Property Ref:
SHP111551 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



ShIPLEY@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)