



42 Heaton Grove, Heaton, Bradford, West Yorkshire BD9 4EB

- A spacious and elegant Victorian detached home offering four floors of accommodation
- Fabulous mature grounds / gardens and excellent parking / garage facilities
- Five bedrooms, three reception rooms, plus one bedroom lower ground floor annexe / flat
- Leafy, pleasant surroundings provide excellent privacy
- Impressive sympathetically extended family dining kitchen
- Sought after position well placed for access to Bradford and Shipley Centres

£660,000



42 Heaton Grove, Heaton, Bradford, West Yorkshire BD9 4EB

DESCRIPTION

A wonderful opportunity has arisen to acquire this substantial detached period home within the much sought after Heaton Grove conservation area. Offering extensive six bedroom, four reception accommodation, planned over four floors including the added benefit of a separate living annexe / flat occupying the lower ground floor, the property will likely appeal to those looking for a large, flexible family home. The property is delightfully situated in a mature and sizeable plot which is accessed via a private driveway off Heaton Grove. Leafy, pleasant surroundings provide an excellent degree of privacy further enhanced by the property's well kept mature gardens and grounds which extend to approximately 0.40 acres

With an impressive and spacious interior the property boasts many well preserved original features which include stunning ornate ceiling cornicing, deep skirting boards, high ceilings, fire places and feature windows with stained glass.

The well planned accommodation will be suited to family living and offers a good degree of flexibility with the added benefit of a separate annexe / flat the lower ground floor with its own independent level access from the exterior parking areas.

The accommodation in brief comprises: Entrance lobby, entrance hall with impressive staircase, living room, sitting room, dining room and conservatory. The property has been sympathetically and thoughtfully extended by the present owners, this sizeable extension forms a stunning family dining kitchen comprising a range of high quality fitted units, solid wood working surfaces, ceramic sink unit and feature full height vaulted ceiling with exposed timber roof purlins. At first floor level there is a spacious landing, three large, characterful double bedrooms, bathroom and separate wc. To the second floor there is a further landing area with fitted storage and two further sizeable bedrooms, one of which has an en suite shower room facility.

The lower ground floor has been converted to provide separate living accommodation ideal for perhaps elderly family members / teenagers requiring their own space - it comprises of a good sized living room with bay window, bedroom with fitted wardrobes, what is currently used as a workroom but has formerly been the fitted kitchen and a bathroom with three piece suite.

Externally, the property stands in excellent mature and well established surrounding gardens / grounds extending to approximately 0.4 acres which include a large level lawn with well stocked borders, patio areas, paved walk ways and vegetable / planting beds.

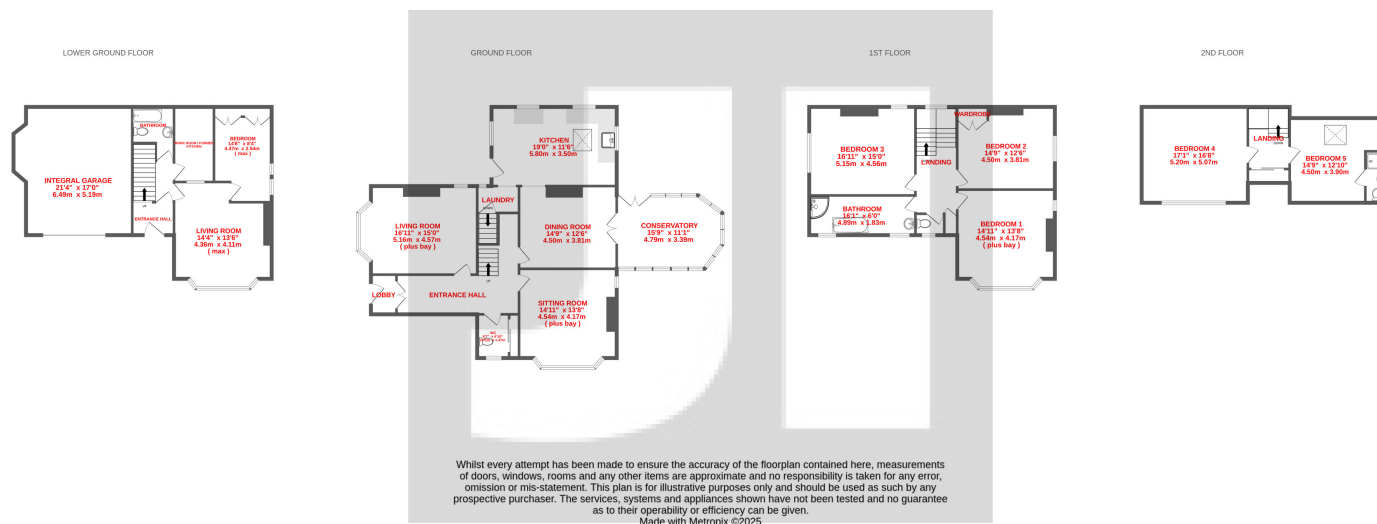
The property is accessed via a private driveway off Heaton Grove which leads to a substantial block paved parking / turning area together with a useful integral garage with up and over door.

The property is delightfully situated within this prestigious residential location which is conveniently placed for access to many nearby amenities including Bradford Grammar School, Bradford Royal Infirmary and Frizinghall Railway Station which provides direct links to Leeds in just over 20 minutes.

Viewings are absolutely essential to appreciate all that this impressive detached home has to offer.







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.

DISCALIMER

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.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

☎ 01274 533322

🏠 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

✉ info@jiestates.co.uk

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00