



14 Garden Street, Heaton, Bradford, West Yorkshire BD9 4BP

- Spacious three bedroom inner terraced townhouse
- Conveniently located in Heaton Village and a excellent range of amenities
- Offering deceptive accommodation planned over three floors
- Driveway area to the front and rear garden
- Modern fixtures and fittings, gas central heating system and double glazing
- Offered with no upward chain. Viewing essential

£195,000



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DESCRIPTION

We are pleased to offer for sale this deceptively spacious three bedroom modern inner terraced townhouse, located in a pleasant tucked away position within the ever popular Heaton Village

The property provides accommodation planned over three floors and Comprises in brief:- to the ground floor: Entrance hallway, living room, good sized dining kitchen and ground floor cloakroom w.c.

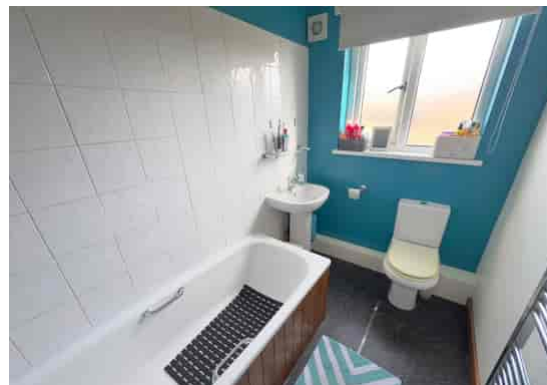
To the first floor are two double bedrooms and further nursery bedroom/study/dressing room along with the house bathroom that offers a three piece white suite. To the second floor is a large overall bedroom with rear dormer window.

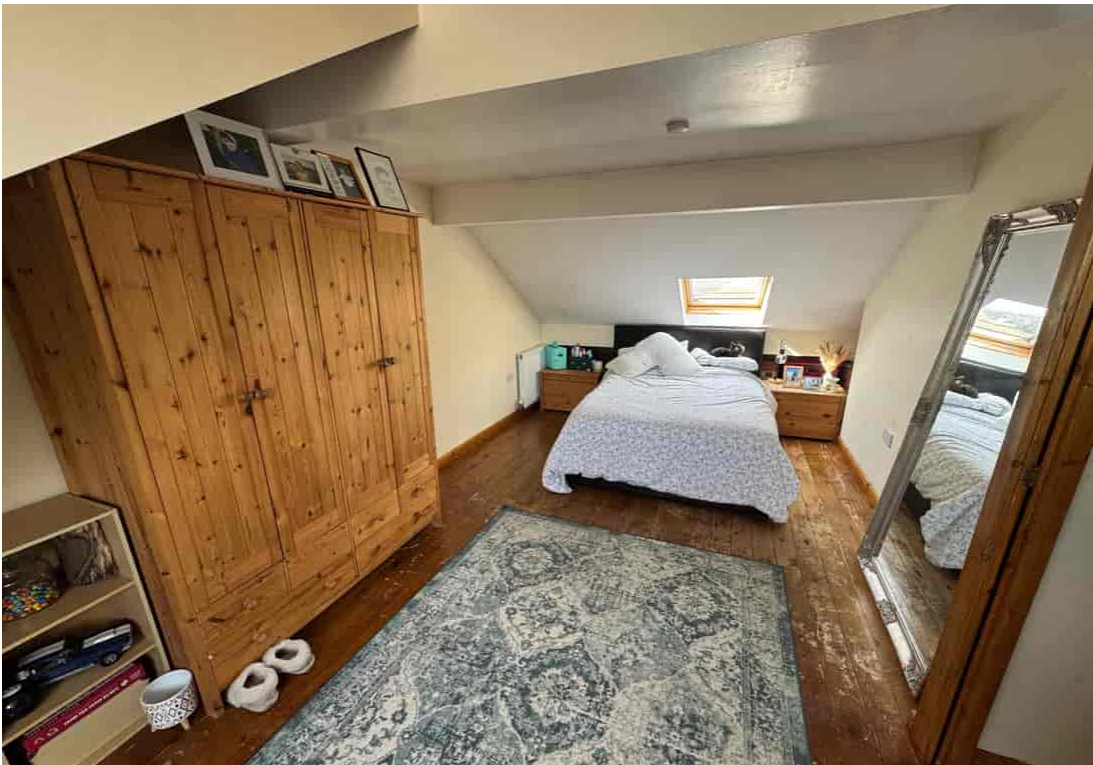
Externally there is a block paved driveway area to the front and a rear yard/garden area.

Accommodation offers a gas fired central heating system and Upvc double glazing.

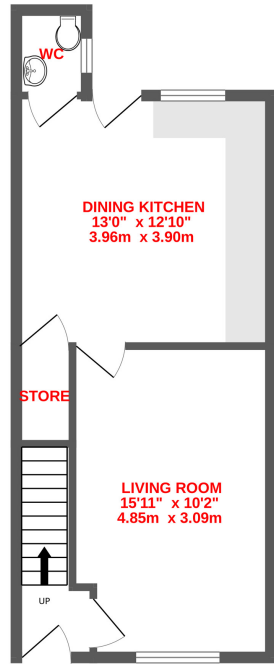
Situated in a convenient position within Heaton Village it is well placed for localised amenities including shops, restaurants. Its is also well placed within walking distance of St Bedes Secondary school and St Barnabas Primary School.

Offered with no onward chain. We would urge a early enquiry and viewing appointment.-

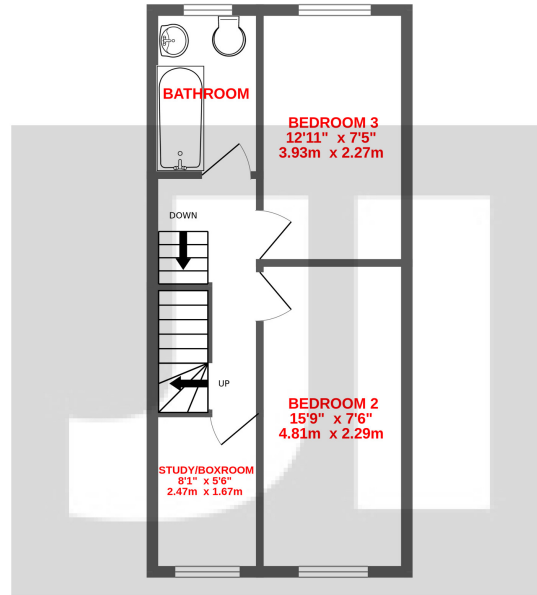




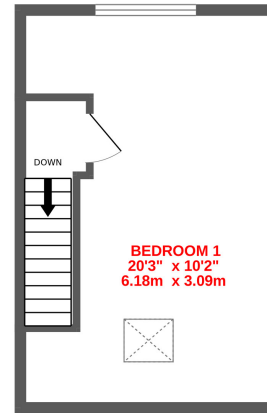
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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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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.

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☎ 01274 533322

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00