48 Duchy Drive, Heaton, Bradford, West Yorkshire BD9 5LT

- Well appointed, extended spacious 4 bedroom semi detached property
- Two good sized receptions rooms and extended fitted dining kitchen
- Very popular locality close to Heaton Village, amenities and local schools
- Good sized plot with, large driveway, pleasant gardens and detached work shop
- Gas central heating and uPVC double glazing and modern fixtures
- Early enquiry and viewing essential to appreciate all on offer

JI ESTATES

£299,950 Freehold

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DESCRIPTION

We are pleased to offer for sale this extended and nicely appointed semi-detached family residence, pleasantly situated within this highly popular and convenient residential locality.

Offering spacious flexible four bedroom accommodation which is complemented by a good sized plot, with driveway, pleasant gardens and detached workshop.

A gas fired central heating system is installed along with Upvc double glazing

Accommodation comprises in brief:- Entrance porch, hallway, living room with bay window, fireplace with living flame gas fire. Dining room, fitted dining kitchen area with a range of fitted wall and base cupboards. To the first floor are four well proportioned bedrooms and shower room. (three doubles and one single)

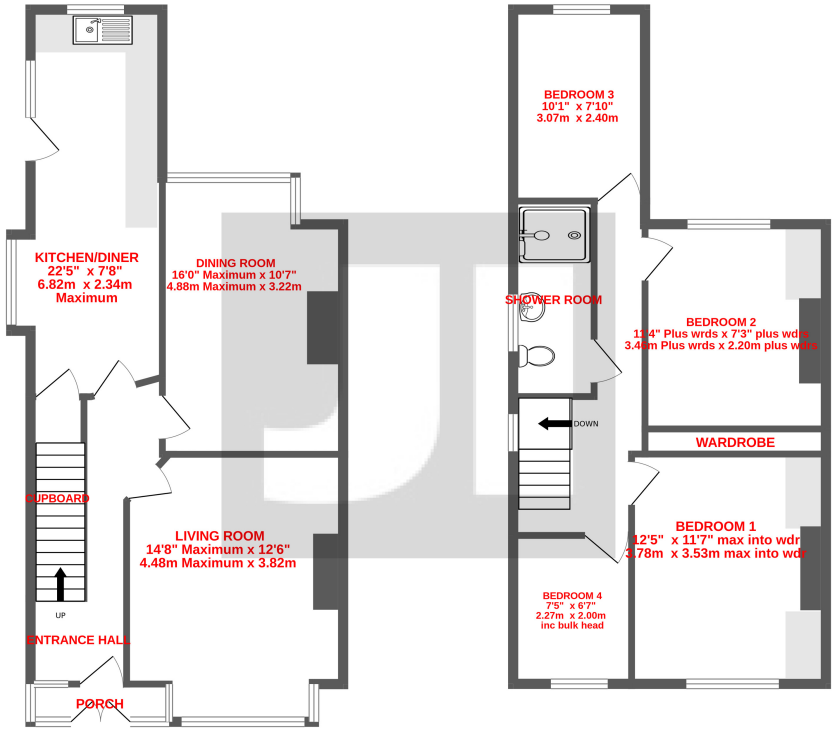
Externally the block paved driveway provides ample off parking. There is a gravelled garden to the front. To the rear garden is of good proportions, with lawned and paved/gravelled area beyond. One particular feature is the large detached garage (currently utilised for wood working)

The property is located close to Heaton Village with its localised amenities. Bradford City Centre is an approximate 10 minute drive which provides a broader range of amenities, leisure facilities and transports link.

We would urge a early enquiry and viewing appointment to appreciate all on offer.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

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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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.

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