



Ashleigh, 21 Park Drive, Heaton, Bradford, BD9 4DS

A most deceptive detached property constructed around 1882 with later additions. Spacious character accommodation offering four reception rooms, five bedrooms two with en suite and house bathroom. Situated on the edge of Heaton village and convenient for commuting and local amenities.

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Ashleigh, 21 Park Drive, Heaton, Bradford, West Yorkshire, BD9 4DS

Bradford 2 miles, Leeds 11 miles, Skipton 17 miles (all distances approximate)

Guide Price: £650,000

- Period detached property
- Five double bedrooms
- Character features
- Modern fixtures & fittings
- Gardens to front and rear
- Prestigious residential location
- Detached garage and large drive



General remarks

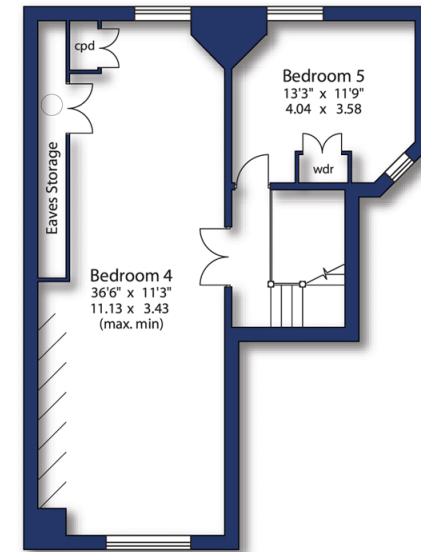
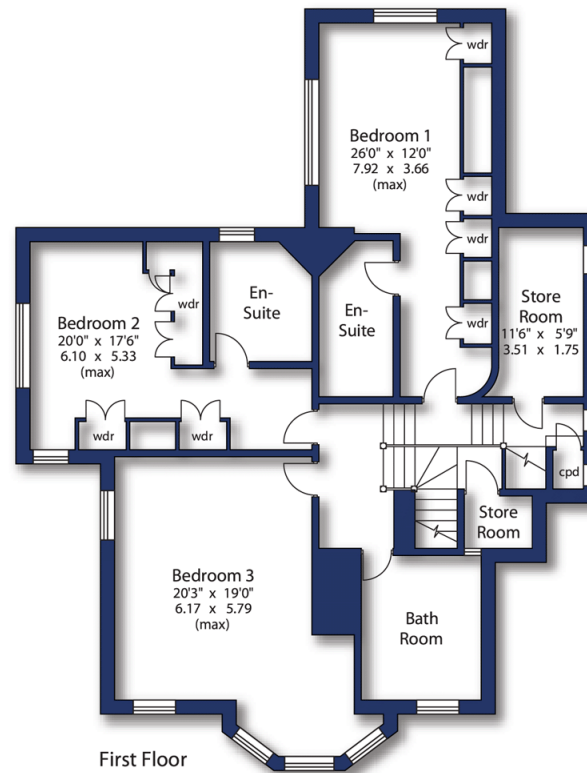
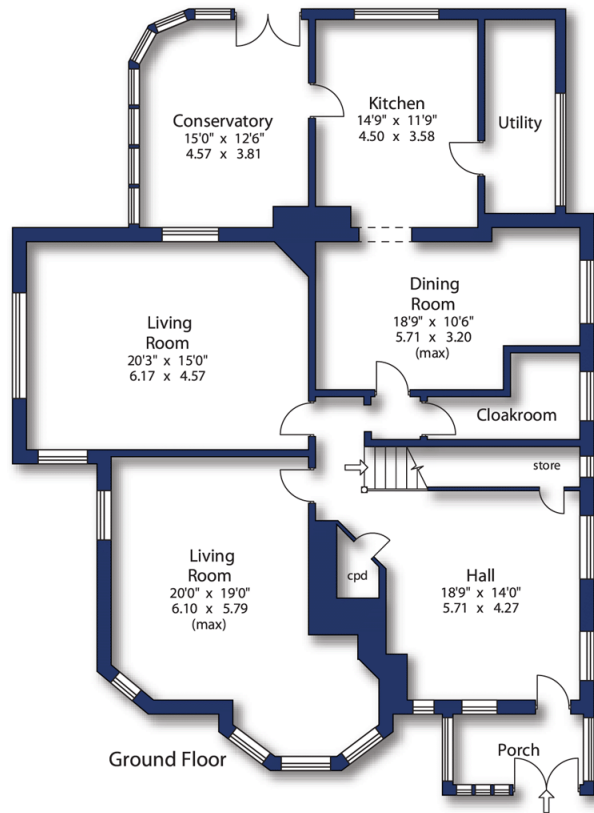
'Ashleigh' offers well proportioned family accommodation with elegant reception rooms and flexible accommodation offering five bedrooms, two with ensuite facilities, including a large second floor studio bedroom which could be suitable for a variety of uses. The property is full of gorgeous character features while having the modern requirements of a family home such as gas central heating and double glazing throughout. An early viewing is highly recommended to appreciate the size of the house itself and its surrounding gardens.

The property briefly comprises Entrance Porch, Entrance Hall with Cloakroom/W.C., Sitting Room with large picture window to the front, spacious Living Room, Dining Room, Breakfast Kitchen, Utility Room,

Conservatory to the rear. To the first floor, landing, three Bedrooms, two with En Suite facilities, house Bathroom/W.C. To the second floor, large studio Bedroom and further Bedroom. There are lawned garden areas to the front and rear of the property and an exceptional detached double garage at the rear.

The property is situated in one of Bradford's premier residential locations with many high calibre and well established homes nearby. The locality enjoys scenic countryside with local shops and amenities of Heaton Village. Bradford city centre is approximately two miles distant and offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.

Floorplans

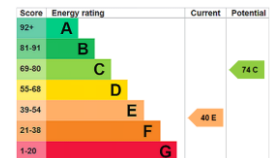


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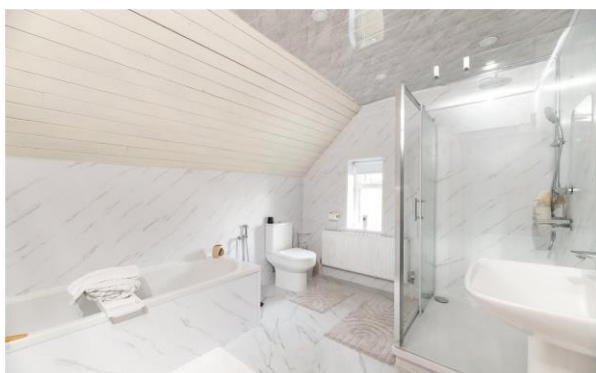
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Directions

From the office in Saltaire head in the direction of Bradford, along Bradford Road and into Keighley Road, after a distance and before The Bradford Grammar School turn right into Emm Lane, proceed up the hill and turn right into Park Drive, the property can be found on the left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Detached garage and large gated driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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