



FAMILY HOME!



Hawkswood Avenue, Heaton, Bradford, BD9 5LB

• Detached • Four Bedrooms • Gated Driveway & Gardens •

FREEHOLD | EPC: D

Asking Price £285,000

naea | propertymark

PROTECTED



Directions

From our office on Thornton Road travel towards Girlington traffic lights, take a left onto Whetley Lane, turn left onto Toller Lane, turn right onto Church Street, continue on Heaton Park Drive and turn left onto Hawkswood Avenue.

Description

DINSDALES ESTATES PRESENTS THIS TRADITIONAL FAMILY HOME IN HEATON. We would recommend this property to those looking to upsize.

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Entrance Hall 12' 4" x 5' 5" (3.77m x 1.649m)

Wooden entrance door with a double glazed leaded side flag and two leaded feature windows. Coat hooks, alarm panel, radiator and ceiling coving.

Lounge 17' 4" x 11' 5" (5.273m x 3.481m)

Upvc double glazed Rosewood effect French doors with side windows for maximum light. Radiator, feature Adam style white fireplace with black hearth and an electric fire. Two wall lights, ceiling rose and cornice. Feature leaded circular back light. Door to the hall and double Georgian glazed doors to the dining/second reception room.

Second Reception/ Dining Room 11' 2" x 11' 6" (3.409m x 3.506m)

Double glazed hardwood bay window with leaded glazing, radiator and decorative plaster work.

Kitchen 11' 11" x 9' 0" (3.636m x 2.753m)

A hardwood double glazed window and side entrance door. Oak effect wall and base units with a complimentary work surface, stainless steel sink with a mixer tap, built in 5 burner stainless steel gas hob and electric oven and built in extractor fan. Walk in pantry cupboard with plumbing for a washing machine and integrated fridge and freezer. Radiator, wooden floor and access to under floor for maintenance. Part tiled walls, spot lights and under cupboard lighting.

Landing/Stairs

Stairs with wooden banister and hand rail leading to the first floor, all bedrooms, family bathroom and separate toilet. Over stairs storage, loft access with pull down ladder and ceiling coving.

Loft

Insulated and part boarded with a light.

Bedroom One 16' 6" x 11' 5" (5.039m x 3.487m)

A front facing, good sized, shapely, master bedroom with a hardwood double glazed leaded bay window and a radiator.

Bedroom Two 9' 0" x 16' 5" (2.734m x 5.007m)

A rear and front facing through bedroom with two hardwood, double glazed windows and a radiator.

Bedroom Three 10' 1" x 10' 5" (3.066m x 3.182m)

A rear facing double bedroom with two hardwood double glazed windows for maximum light and a radiator.

www.dinsdalesstates.co.uk

Dinsdales Estates

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Find us on Facebook: Dinsdales Estates

Find us on Instagram: [dinsdales_estates](https://www.instagram.com/dinsdales_estates)

Bedroom Four 9' 11" x 5' 7" (3.013m x 1.6899m)

Front facing, good sized single bedroom with a double glazed leaded window, a radiator, internet socket and telephone point.

Separate Toilet 4' 7" x 2' 5" (1.388m x 0.746m)

A double glazed leaded window, air brick, ceiling light, part tiled walls. Lino look flooring and a white low flush toilet.

Bath/Shower Room 6' 10" x 7' 2" (2.082m x 2.177m)

A hardwood, double glazed, frosted window, white hand basin with chrome mixer tap. Deep set bath with central mixer tap and over bath thermostatic shower, part tiled walls, ceiling spot lights, designer radiator and chrome towel rails, ceiling fan and lino look flooring.

Garage 21' 8" x 8' 7" (6.592m x 2.621m)

Access around the back. Up and over door, alarmed, electric fuse RCD and meter. Two double glazed white windows, Viessmann gas combo boiler, electric light and power.

Outside

To the front it is block paved with a gated driveway, established plants, bushes and an easy maintenance pebbled area. Integral garage with up and over door. Side block paved path with access to under stairs storage with gas meter and side kitchen entrance door. To the south facing back, a patio area and lawn with raised stone rockeries with established plants, trees and bushes. Private and enclosed. Three outside lighting. Water meter on the footpath.

Utilities & Services

Gas, Electric, Water Meter and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, Three and O2.

Local Authority

Bradford Council Tax Band E £2245.70 Approx for 2022/2023. Green/Grey bin collection fortnightly on a Wednesday.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice and Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman and Safe Agent.

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