



## **Brantdale Close, Heaton**

**£299,950**

\* EXTENDED SEMI \* FIVE BEDROOMS \* POPULAR LOCATION \* SMALL CUL-DE-SAC \*  
\* IDEAL FOR GROWING FAMILY \* CLOSE TO AMENITIES/HOSPITAL \* GARDENS \* PARKING \*  
Superbly extended five bedroom semi detached situated on this small popular cul-de-sac location.

Having been extended to both side and rear the property offers excellent living accommodation and is well presented throughout.

This young/growing family home is ideally placed for amenities, schools and the BRI Hospital.

Boasting three reception rooms, two bath/shower rooms, ample off street parking and gardens to the rear.

The accommodation briefly comprises entrance hallway, sitting room, dining room, lounge and a dining kitchen. To the first floor there are five bedrooms (master bedroom having en-suite shower room) and a house bathroom.

To the outside there are gardens to the rear with a driveway providing ample off street parking.





## **Entrance Hall**

With radiator.

## **Sitting Room**

14' x 10'7" (4.27m x 3.23m)

With radiator and double glazed window.

## **Dining Room**

14'9" x 12'1" (4.50m x 3.68m)

With radiator, double glazed window, upvc door.

## **Lounge**

16'3" x 19'7" (4.95m x 5.97m)

With a wall mounted electric fire, radiator and patio doors to rear.

## **Dining Kitchen**

17'3" x 12'3" (5.26m x 3.73m)

High gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, range style cooker, plumbing for auto washer, extractor hood, radiator, double glazed window and French doors.

## **First Floor**

### **Bedroom One**

13' x 12'1" (3.96m x 3.68m)

With radiator and double glazed window. En-Suite shower room;

### **En Suite Shower Room**

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, double glazed window and radiator.

### **Bedroom Two**

15'4" x 10'7" (4.67m x 3.23m)

With radiator and double glazed window.

### **Bedroom Three**

12' x 12'3" (3.66m x 3.73m)

With radiator and double glazed window.

### **Bedroom Four**

10'7" x 9'11" (3.23m x 3.02m)

With radiator and double glazed window.

### **Bedroom Five**

5'3" x 6'1" (1.60m x 1.85m)

With radiator and double glazed window.





### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a lawned and patio garden to the rear, together with a driveway to the front providing off-road parking for several vehicles.

### Directions

From our office on Queensbury High Street head east on High St towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, after 0.3 miles continue onto Carter Ln, after 0.3 miles take the slight right onto Cockin Ln, after 0.3 miles turn left to stay on Cockin Ln, after 0.7 miles continue onto Chat Hill Rd, after 0.3 miles at the double roundabout take the 2nd exit , then the 1st exit onto School Grn, continue onto Allerton Ln, after 0.8 miles continue onto Cote Ln, turn left onto Allerton Rd, turn right onto Prune Park Ln, continue onto Stony Ln, turn right onto Haworth Rd, left onto Brantwood Dr, continue straight to stay on Brantwood Dr, turn left onto Brantdale Rd, left onto Brantdale Close and the property will shortly be seen displayed via our For Sale board.

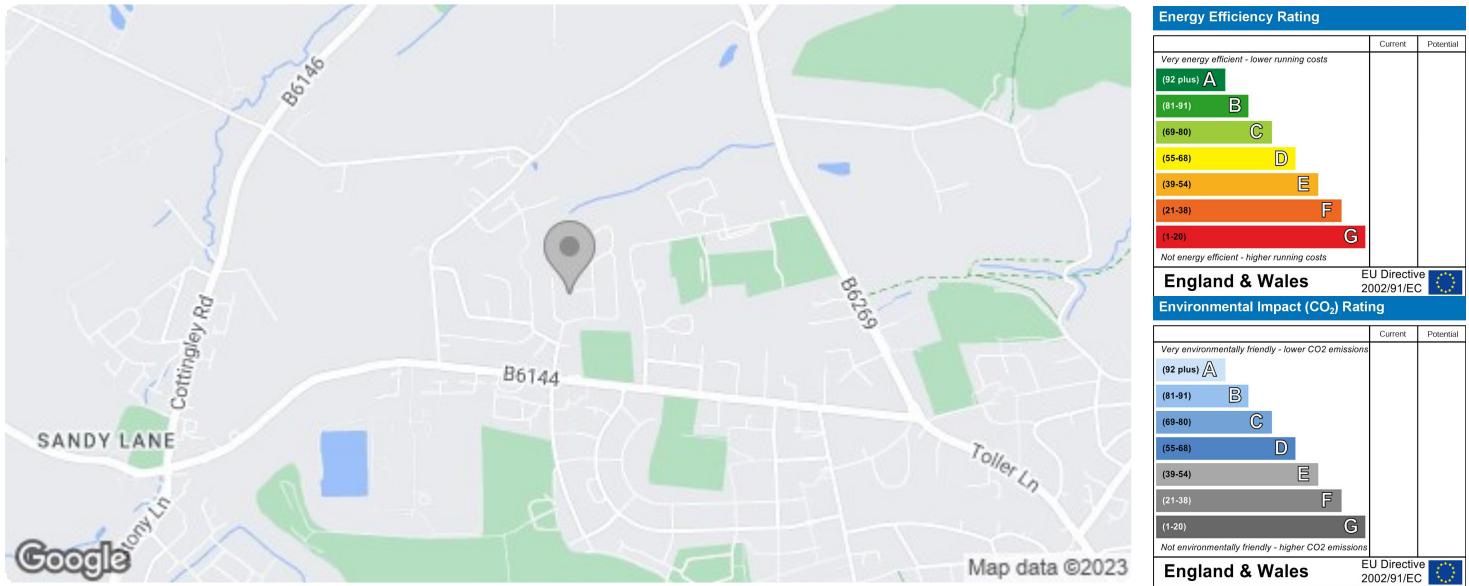
### TENURE

FREEHOLD

### Council Tax Band

B





#### 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. We are covered and members of The Property Ombudsman.

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