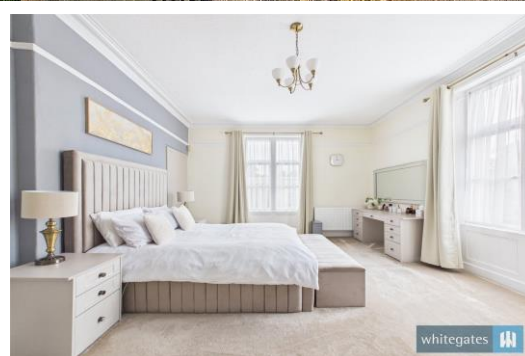


whitegates



Spring Bank Place, Bradford, BD8



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Asking Price: £550,000



Spring Bank Place, Bradford, BD8 7BX

5 Bedrooms
1 Bathroom plus 3 WCs
3 Reception Rooms

Asking Price: £550,000

- Magnificent double-fronted Grade II-listed period residence
- Approximately 4,450 sq ft
- Five generously proportioned bedrooms
- Distinctive Jacobean detailing
- Substantial and versatile accommodation arranged over four floors
- Exceptional period character
- Parking for at least 12 cars

A Magnificent Grade II Listed Period Residence.

An exceptional opportunity to acquire a truly impressive and substantial double-fronted, semi-detached Grade II-listed period residence, occupying a prominent position within Spring Bank Place. Rich in history, character and architectural detail, this magnificent home combines Victorian grandeur, generous proportions and considerable versatility.

Dating from circa 1850–55, the property forms one half of the Grade II-listed pair comprising Nos. 2 and 4 Spring Bank Place. The pair is distinguished by its Jacobean detailing, steep gables, sandstone elevations with ashlar dressings and Welsh slate roofs.

Internally, the accommodation extends to approximately 4,450 sq ft and is arranged over four floors, providing an abundance of living and entertaining space. The scale and proportions are particularly impressive, while the wealth of period character provides an attractive backdrop for modern family living.

The property offers five bedrooms, one house bathroom, three separate WCs and three reception rooms, making it ideally suited to larger families or purchasers seeking a substantial and flexible period home.

Upon entering, the grandeur of the property is immediately apparent. Generously proportioned reception accommodation provides a range of options for formal entertaining, family gatherings and everyday living. Period detailing and the character associated with a property of this age create a sense of individuality rarely found in modern homes.

The lower-ground floor benefits from separate rear access, a second kitchen, sitting room and WC, offering excellent potential for ancillary, guest or multigenerational accommodation, subject to any necessary consents.

The first and second floors provide five spacious bedrooms, together with a house bathroom and additional WCs.

Externally, the property enjoys an attractive historic setting, a mature front garden and a gated driveway extending around the side and rear, providing parking for at least 12 cars. The location offers convenient access to Bradford city centre, together with a wide range of local amenities, schools and transport links, while the open countryside of the wider Bradford district is also within reach.



GROUND FLOOR

Entrance Hall - A welcoming reception hallway with wood-effect flooring, dado rail and decorative wall mouldings. Doors lead into an inner hallway extending towards the rear of the property, with a feature staircase, timber spindles and timber balustrade.

Living Room - 18'9" x 15'3" (5.72m x 4.65m)

A generously proportioned reception room featuring an attractive bay window, a coal-effect gas fire with feature surround, period ceiling mouldings, ceiling rose and picture rail.

Sitting Room - 15'6" x 14'5" (4.72m x 4.4m)

Featuring a fitted gas fire with attractive surround, picture rail, dado rail, ceiling rose and a useful walk-in storeroom.

Kitchen - 15'9" x 12'7" (4.8m x 3.84m)

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, gas cooker point, extractor hood and plumbing for a dishwasher. Two double-glazed windows, two radiators, wood-effect laminate flooring and tiled splashbacks.

Cloakroom/W.C - Low-level WC and wash-hand basin, with extractor fan and double-glazed window.

LOWER GROUND FLOOR The lower-ground floor offers excellent potential for ancillary, guest or multigenerational accommodation, subject to any necessary consents. It has separate access from the rear of the property. In addition to the sitting room, second kitchen, WC and gym, there are two further good-sized storage rooms.



Second Kitchen - 14'10" x 11'4" (4.52m x 3.45m)

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, gas cooker point, extractor hood and plumbing for a dishwasher. Two double-glazed windows, a radiator, wood-effect laminate flooring and tiled splashbacks.

Lower-Ground-Floor Sitting Room / Potential Bedroom Six - 18'1" x 14'8" (5.5m x 4.47m)

A generously proportioned room with a double-glazed window, two radiators and wood-effect laminate flooring. It could also serve as an occasional sixth bedroom, according to the purchaser's requirements.

Gym - 14'1" x 8'1" (4.3m x 2.46m)

With a small window and radiator. Currently used as a gym, the room could alternatively be used as a laundry room or home office.

W.C. - Low-level WC and wash-hand basin, with extractor fan and double-glazed window.

FIRST FLOOR

Landing - Feature staircase with timber banister rails and spindles. A large arched window allows plenty of natural light.

Bedroom One - 19'4" x 14'1" (5.9m x 4.3m)

A beautifully presented and spacious room with ample natural light from two double-glazed windows. Quality fitted wardrobes provide generous storage, and there are two radiators.

Bedroom Two - 16'1" x 14'8" (4.9m x 4.47m)

Double-glazed window, walk-in wardrobe and two radiators.

Bedroom Three - 12'9" x 12'6" (3.89m x 3.8m)

Two double-glazed windows and a radiator.

House Bathroom - Fitted with a WC, wash-hand basin, shower cubicle and bidet, together with tiled walls, a double-glazed window and radiator.

SECOND FLOOR

Bedroom Four - 18'11" x 11'7" (5.77m x 3.53m)

A beautifully presented and spacious room with a double-glazed window. Quality fitted wardrobes provide generous storage, and there are two radiators.

Bedroom Five - 13'3" x 11' (4.04m x 3.35m)

Double-glazed window and radiator.

W.C. - Low-level WC and wash-hand basin, with extractor fan.

EXTERNALLY - The property occupies an enviable plot with a gated driveway extending around the side and rear, providing parking for at least 12 cars. To the front is a mature garden with established trees and shrub borders.

Agent Note Whilst every care has been taken in preparing these sales particulars, they are intended for general guidance only. All measurements are approximate and should not be relied upon. Potential buyers are advised to recheck the measurements and to verify any information that is important to their decision.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C

79 C



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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate total area^m
4,450 ft²
413 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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