









# welcome to

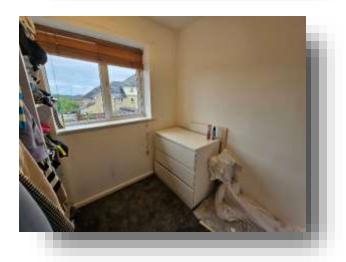
# **Bell House Avenue, Bradford**

Set at head of cul de sac this modern three bedroom mid town house. This property is an excellent starter home or perfect investment for a landlord. Located in a popular residential area. Offers over £145,000.













#### **Entrance Vestibule**

#### Cloakroom

Comprises wash hand basin and w/c.

## Lounge

11' 10" x 15' 1" ( 3.61m x 4.60m )
With UPVC window to the front and gas central heating radiator.

## **Kitchen**

14' 9" x 7' 11" (  $4.50m \times 2.41m$  ) Fitted kitchen with a range of grey wall and base units, electric oven, gas hob, window and door to the rear.

## **Bedroom One**

12' x 8' 1" ( 3.66m x 2.46m ) With window to the rear.

## **Bedroom Two**

10' 11" x 7' (3.33m x 2.13m) With window to the front.

#### **Bedroom Three**

7' 9" x 7' 5" ( 2.36m x 2.26m ) With window to the front.

#### **Bathroom**

Comprises bath with shower over, wash hand basin and w/c.

#### Outside

With small enclosed garden to the rear and drive to the front.





## welcome to

# **Bell House Avenue, Bradford**

- Three bedroom
- Mid town house
- Driveway
- Popular residential area
- Offers over £145,000

Tenure: Freehold EPC Rating: D

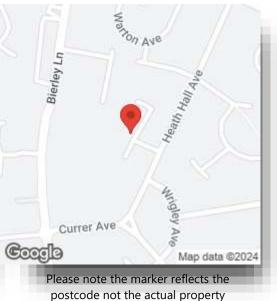
offers over

£145,000









view this property online williamhbrown.co.uk/Property/BDF114078



Property Ref: BDF114078 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk