



**Orleans Street, Bradford BD6 2EL**



**welcome to**

**Orleans Street, Bradford**

Offered to the market is this two bedroom front back to back property. Perfect investment for a landlord. This property is ideally situated for local amenities and public transport links. Offers in excess of £80,000.



**Entrance Porch**

UPVC entrance porch.

**Lounge**

15' 8" x 13' 7" ( 4.78m x 4.14m )

With UPVC window to the front.

**Kitchen**

12' 8" x 5' 4" ( 3.86m x 1.63m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, houses the boiler and provides access to the cellar.

**Landing**

With storage and provides access to the loft.

**Bedroom One**

15' 9" x 7' 6" into recess ( 4.80m x 2.29m into recess )

With UPVC window to the front and gas central heating radiator.

**Bedroom Two**

9' 9" x 6' 6" into recess ( 2.97m x 1.98m into recess )

With UPVC window to the front and gas central heating radiator.

**Bathroom**

Comprises bath, wash hand basin and w/c.

**Outside**

With yard to the front.



***view this property online*** [williamhbrown.co.uk/Property/BDF114131](http://williamhbrown.co.uk/Property/BDF114131)



**welcome to**

## **Orleans Street, Bradford**

- Two bedroom
- Front back to back
- Ideal for investors
- Yard to the front
- Offers in excess of £80,000

Tenure: Freehold EPC Rating: D

offers in excess of

**£80,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF114131](http://williamhbrown.co.uk/Property/BDF114131)



Property Ref:  
BDF114131 - 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 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)