





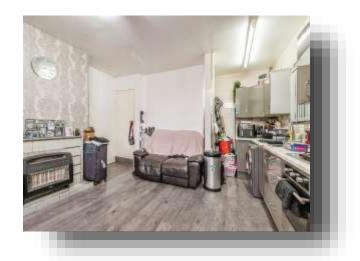




welcome to

Beldon Road, Bradford

Offered to the market is this two bedroom back to back terrace property in popular residential area. This property is a ideal starter home or investment for a landlord.













Entrance Vestibule

Kitchen/ Living Area

15' 1" x 15' 8" plus cellarhead (4.60m x 4.78m plus cellarhead)

Open plan kitchen/living room with a range of grey wall and base units incorporating stainless steel sink and drainer with work surfaces, window to the front and gas central heating radiator.

Bedroom One

10' 6" x 11' 4" (3.20m x 3.45m)

With window to the front and gas central heating radiator.

Bedroom Two

6' 11" x 4' 3" (2.11m x 1.30m)

With window to the front and gas central heating radiator.

Bathroom

Fully tiled bathroom comprises of bath with shower attachment, wash hand basin, w/c,

Cellar

Keeping cellar accessed off the kitchen.

Outside

With yard to the front.





welcome to

Beldon Road, Bradford

- Two bedroom
- Back to back terrace
- Yard to the front
- Ideal for first time buyers or investors
- £80,000

Tenure: Freehold EPC Rating: C

£80,000

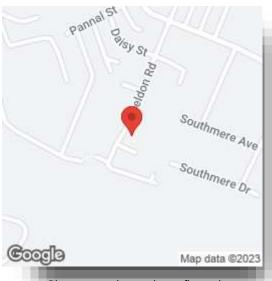


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Property Ref: BDF114394 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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Please note the marker reflects the postcode not the actual property





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