

Cloverville Approach, Bradford BD6 1ET



welcome to

Cloverville Approach, Bradford

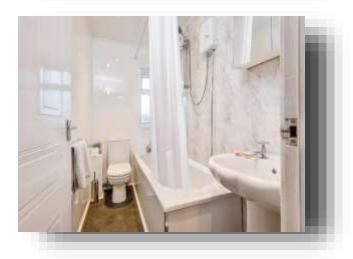
Offered to the market with ready to move into accommodation is this well presented two bedroom semi detached property. Benefits from driveway offering ample parking and good sized enclosed garden to the rear.

Property would be a great first time buyer starter home.













Lounge

10' 9" x 17' 7" max (3.28m x 5.36m max) With window to the front, electric wall heater and open staircase to the first floor.

Kitchen

8' 1" x 11' 5" (2.46m x 3.48m) Modern fitted cream gloss kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, breakfast bar, plumbing for washing machine and ceiling spot lights. With door access to the side and window to the rear.

Landing

With window to the side and provides access to insulated loft.

Bedroom One

 8° 1" x 10' 9" (2.46m x 3.28m) With window to the rear, storage cupboard and electric wall heater.

Bedroom Two

5' 10" x 10' 6" ($1.78m \times 3.20m$) With window to the front, storage cupboard and electric wall heater.

Bathroom

Comprises panel bath with shower over, wash hand basin, w/c, paneled walls, heated towel rail and window to the front.

Outside

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Garden area to the front with driveway to the side offering ample parking and to the rear good sized enclosed well maintained garden with storage shed.





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- Two bedroom
- Semi detached property
- Driveway
- Ready to move into
- £145,000-£155,000

Tenure: Freehold EPC Rating: D

guide price **£145,000-£155,000**



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Property Ref: BDF114572 - 0004 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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Metherlands Ave Metherlands Ave Map data @2024 Please note the marker reflects the postcode not the actual property

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