



**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 x 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**

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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welcome to

## Cloverville Approach, Bradford

- 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

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Please note the marker reflects the postcode not the actual property

  
william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



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



**williamhbrown.co.uk**