









welcome to

Melford Street, BRADFORD

Offered with no onward chain is this very well presented throughout four bedroom end terrace property.

This property is a must view to appreciate the accommodation on offer and standard the current owner has brought this property upto.











Lounge/ Kitchen

24' 6" x 20' 8" (7.47m x 6.30m)

Open plan living area with a range of brand new white gloss fitted wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, integrated fridge freezer, plumbing for washing machine, dish washer, two gas central heating radiators, door to the rear and dual aspect window.

Cellar

Landing

With window to the rear, storage cupboard and gas central heating radiator.

Bedroom One

10' 3" x 7' 7" (3.12m x 2.31m)

With window to the rear and gas central heating radiator.

Bedroom Two

13' 11" x 7' 7" (4.24m x 2.31m)

Located on the first floor with window to the front and gas central heating radiator.

Second Floor Landing

With window to the side.

Shower Room

Comprises of shower cubicle, wash hand basin, w/c, tiled walls, window to the side and gas central heating radiator.

Bedroom Three

10' 2" x 12' 10" max (3.10m x 3.91m max) Attic bedroom with window to the front and gas central heating radiator.

Bedroom Four

8' 9" x 10' 5" (2.67m x 3.17m)

Attic bedroom with window to the rear and gas central heating radiator.

Second Shower Room

Located on the second floor with shower cubicle, wash hand basin and w/c.

Outside

Small frontage, yard area and detached garage at the rear.





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Melford Street, BRADFORD

- Four Bedroom
- **End Terrace**
- No Chain
- Garage
- Price £150,000

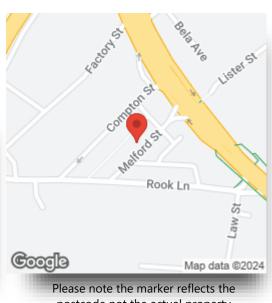
Tenure: Freehold EPC Rating: E

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114661



Property Ref: BDF114661 - 0005 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 quidance 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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