



**Ascot Drive, Bradford BD7 4NN**

**welcome to**

**Ascot Drive, Bradford**

Modern open plan living area to the ground floor. Dual aspect living dining areas with front and rear patio doors. Previously three bedroom property, the opened up landing could easily be put back to bedroom three or staircase up to the left to convert to a three/four bedroom, STPP.



### **Entrance Hall**

With understairs storage, UPVC window and gas central heating radiator.

### **Open Plan Living Space**

23' 2" x 17' 11" ( 7.06m x 5.46m )

L shaped open plan kitchen, dining room and living room with a range of white wall and base units incorporating sink and drainer with work surfaces, free standing oven, plumbing for washing machine, space for dryer or dishwasher, UPVC window to the rear, larder storage, electric fire, patio doors to the front and UPVC french doors to the rear.

### **Landing**

#### **Bedroom One**

8' 10" to fitted wardrobe x 12' 6" ( 2.69m to fitted wardrobe x 3.81m )

With window to the front.

#### **Bedroom Two**

10' 4" x 10' 7" ( 3.15m x 3.23m )

With gas central heating radiator and window to the rear providing lovely views.

### **Bathroom**

Three piece suite comprises of bath with shower over, wash hand basin, w/c and window to the rear.

### **Attic**

With electrics, velux window and is accessed via drop down ladder.

### **Cellar**

Rear access to underneath the property which houses the boiler and has masses of potential to convert, subject to correct planning permissions.

### **Outside**

Driveway leading to the garage and enclosed garden to the rear with decking and tiered areas.



**view this property online** [williamhbrown.co.uk/Property/BDF114497](http://williamhbrown.co.uk/Property/BDF114497)



welcome to

## Ascot Drive, Bradford

- Two bedrooms
- Two reception rooms
- Semi detached property
- Open plan living area
- £150,000-£160,000

Tenure: Freehold EPC Rating: D

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF114497](http://williamhbrown.co.uk/Property/BDF114497)



Property Ref:  
BDF114497 - 0007

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 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



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



**williamhbrown.co.uk**