

Horsley Street, Bradford BD6 1NJ

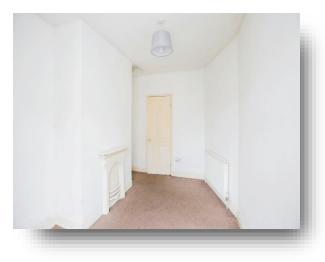


welcome to

Horsley Street, Bradford

Offered to the market is this two bedroom cottage property close to Wibsey Village. The property benefits from open plan living area and is situated in a courtyard position, accessed via an unadopted road.













Lounge/ Kitchen

19' max x 13' 11" into recess (5.79m max x 4.24m into recess)

Open plan living area with a range of fitted wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, breakfast bar, fireplace, gas central heating radiator, provides access to the cellar, window to the front and rear.

Bedroom One

13' 5" x 8' 7" into recess (4.09m x 2.62m into recess) With window to the front, feature fireplace, gas central heating radiator and provides access to the loft.

Bedroom Two

12' 6" plus door x 4' 11" plus door (3.81m plus door x 1.50m plus door) With window to the front, storage cupboard and gas central heating radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c and gas central heating radiator.





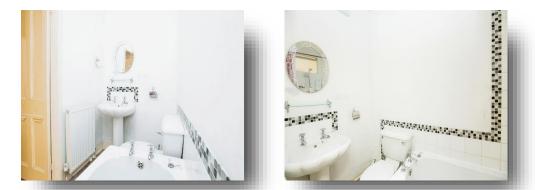
welcome to

Horsley Street, Bradford

- Two bedroom
- Cottage
- Ideal for first time buyers or investors
- Open plan lounge/kitchen
- £85,000

Tenure: Freehold EPC Rating: D

£85,000

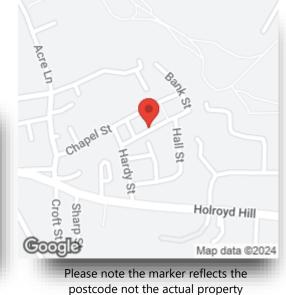


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Property Ref: BDF114808 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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