



Manor Park, Bradford BD8 0LY



welcome to

Manor Park, Bradford

Fabulous opportunity to acquire a true bungalow in this sought after cul de sac. Set in mature grounds, the well looked after home should appeal to a variety of purchasers.



Entrance Hall

With two closet which house the boiler.

Lounge

15' at widest x 21' 2" at widest (4.57m at widest x 6.45m at widest)

L shaped lounge with two windows to the front and gas central heating radiator.

Kitchen

10' 1" x 10' 7" (3.07m x 3.23m)

Fitted kitchen with a range of wall and base units incorporating asterite sink and drainer with work surfaces, integrated electric oven and microwave, gas hob with extractor hood over and UPVC door to the side.

Bedroom One

10' 8" x 8' 5" (3.25m x 2.57m)

With UPVC window to the rear and fitted wardrobes.

Bedroom Two

9' x 7' 11" (2.74m x 2.41m)

With UPVC window to the side and fitted wardrobes.

Bedroom Three

12' x 10' 1" (3.66m x 3.07m)

With UPVC window to the rear and fitted wardrobes.

Bathroom

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

Outside

Drive to the side, accessing the garage, concrete ramp for personnel access to the property, lawn to the front and to the rear enclosed garden with lawns and some shrubbery.



view this property online williamhbrown.co.uk/Property/BDF114596



welcome to

Manor Park, Bradford

- Three bedroom
- Detached bungalow
- Driveway
- Garage
- £210,000

Tenure: Freehold EPC Rating: Awaiting

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114596



Property Ref:
BDF114596 - 0003

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