









# welcome to

# **Hampden Place, Bradford**

Located in a popular residential location is this spacious and well presented three bedroom rear terrace.

A must view to appreciate the space on offer. Ideal purchase for a first time buyer/ investor.













#### Lounge

11' x 13' 5" ( 3.35m x 4.09m )

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

#### **Kitchen**

10' x 9' 7" ( 3.05m x 2.92m )

Fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces, plumbing for washing machine, boiler and door access to the side elevation. Kitchen also offers access to the storage cellar.

#### Cellar

Storage cellar is access via the kitchen.

### Landing

Storage cupboard and gas central heating radiator.

#### **Bedroom One**

15' 2"  $\max x$  9' 3"  $\max (4.62m \max x 2.82m \max)$  With window to the rear and gas central heating radiator.

#### **Bedroom Two**

11' 5" x 7' 6" plus door access (  $3.48m \times 2.29m$  plus door access )

With window to the rear and radiator.

#### **Bathroom**

Three piece suite comprises panel bath with shower over, wash hand basin and WC with storage cupboard.

#### **Attic Room**

15' 10" plus recess x 11' 5" ( 4.83m plus recess x 3.48m ) With velux roof window to the rear, storage cupboard and gas central heating radiator.

#### Outside

To the outside good size well maintained yard area.





## welcome to

# Hampden Place, Bradford

- Three Bedroom
- Rear Terrace
- Good size rear yard
- Well presented
- Price offers over £100,000

Tenure: Freehold EPC Rating: Awaited

offers over

£100,000







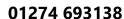


view this property online williamhbrown.co.uk/Property/BDF114873



Property Ref: BDF114873 - 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.







Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.