









welcome to

Corrance Road, Wyke Bradford

Stunning, traditional three bedroom semi detached property set in highly sought after BD12 location. The balcony topped extended kitchen/ family room is truly the heart of this home, over looking the mature and well stocked gardens with driveway and garage.













Entrance Porch

Side porch.

Entrance Hall

Lounge

13' 2" into bay x 11' 10" (4.01m into bay x 3.61m) With UPVC window and gas central heating radiator.

Kitchen

18' x 20' 10" at widest (5.49m x 6.35m at widest) Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, island style breakfast bar, three vertical radiators and patio doors to the rear.

Bedroom One

14' into bay x 10' 4" to fitted wardobes (4.27m into bay x 3.15m to fitted wardobes) With UPVC window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Two

 $8' \ 8'' \ x \ 11' \ 4'' \ (\ 2.64 m \ x \ 3.45 m \)$ With fitted wardrobes, gas central heating radiator and UPVC glazed doors onto the balcony.

Bedroom Three

7' 2" x 7' 9" (2.18m x 2.36m) With UPVC window and gas central heating radiator.

Bathroom

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

Outside

Drive to the front/ side leading to the detached garage, lawns and well stocked borders to the rear with dry store wall boundary and good size summer house.





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Corrance Road, Wyke Bradford

- Three bedroom
- Semi detached
- Driveway
- Garage
- £270,000-£280,000

Tenure: Freehold EPC Rating: C

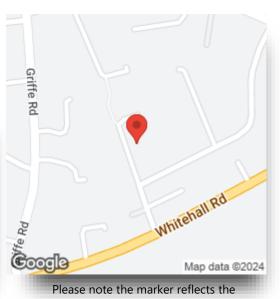
guide price

£270,000-£280,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114930



Property Ref: BDF114930 - 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 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 property and other important matters before exchange of contracts.

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01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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