



**Jer Lane, Bradford BD7 4NW**

**welcome to**

**Jer Lane, Bradford**

Offered to the market is this very well presented, traditional three bedroom semi detached property in very popular residential location. The property benefits from a detached garage and a substantial outhouse with electricity, currently being used as a bar area.



## **Entrance Hall**

### **Lounge**

10' 9" into recess x 15' 1" into bay ( 3.28m into recess x 4.60m into bay )  
With bay window to the front.

### **Kitchen/ Diner**

13' 1" at widest x 17' 2" at widest ( 3.99m at widest x 5.23m at widest )  
Spacious kitchen with a range of fitted wall and base units, breakfast bar, electric hob, patio doors to the conservatory, integrated oven and grill.

### **Conservatory**

11' x 7' 6" ( 3.35m x 2.29m )  
With patio doors to the rear garden.

### **Bedroom One**

9' 1" to fitted wardrobe x 11' 11" at widest ( 2.77m to fitted wardrobe x 3.63m at widest )  
With UPVC window to the front and gas central heating radiator.

### **Bedroom Two**

8' 11" at widest x 13' 4" at widest ( 2.72m at widest x 4.06m at widest )  
With UPVC window to the rear.

### **Bedroom Three**

6' 6" x 7' 6" ( 1.98m x 2.29m )  
With UPVC window to the front and gas central heating radiator.

### **Bathroom**

Modern bathroom comprises bath, shower cubicle, wash hand basin, w/c and window to the rear.

### **Outside**

To the outside driveway that leads to detached garage, to the rear enclosed garden and outhouse with electricity.



***view this property online*** [williamhbrown.co.uk/Property/BDF114783](http://williamhbrown.co.uk/Property/BDF114783)



welcome to

## Jer Lane, Bradford

- Three bedroom
- Semi detached property
- Detached garage
- Conservatory
- £180,000-£190,000

Tenure: Freehold EPC Rating: D

guide price

**£180,000-£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF114783](http://williamhbrown.co.uk/Property/BDF114783)



Property Ref:  
BDF114783 - 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.

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**