









# welcome to

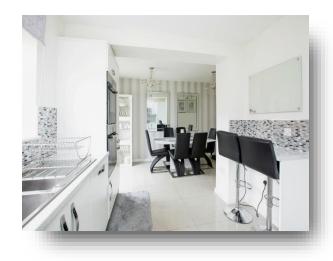
# **Beanland Gardens, Bradford**

Offered to the market is this well presented, modern five bedroom detached property situated in sought after location. This property benefits from off road parking, two bedrooms with ensuites and is close to transport links and amenities.













#### **Entrance Hall**

Understairs larder.

## Study

18' 9" x 12' 7" ( 5.71m x 3.84m )

#### **Downstairs W/C**

With w/c.

## Lounge

11'  $8" \times 18' 9"$  into bay (  $3.56m \times 5.71m$  into bay ) With tv wall and fire insert.

## **Reception Room**

13' 3" x 9' (4.04m x 2.74m)

#### Kitchen

17' 3" x 14' 11" ( 5.26m x 4.55m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, double oven, breakfast bar, patio doors to the rear, integrated dishwasher and fridge freezer.

## **Utility Room**

 $5' \times 7'$  3" plus cupboards (  $1.52m \times 2.21m$  plus cupboards ) With units, stainless steel sink and drainer, plumbing for washing machine and houses the boiler.

### **Bedrom One**

13' 5" x 9' 11" ( 4.09m x 3.02m )
With window to the front and ensuite.

#### **Ensuite**

With shower cubicle, wash hand basin and w/c.

## **Bedroom Two**

13' 7" x 8' 8" ( 4.14m x 2.64m ) With ensuite.

## **Ensuite**

With shower cubicle, wash hand basin and w/c.

## **Bedroom Three**

9' 2" x 11' 5" ( 2.79m x 3.48m ) With window to the rear.

#### **Bedroom Four**

7' 10" x 7' 4" ( 2.39m x 2.24m ) With window to the front.

#### **Bedroom Five**

7' 6" x 18' 3" into closet ( 2.29m x 5.56m into closet ) With walk in closet.

#### **Bathroom**

Comprises of bath, wash hand basin and w/c.

#### Outside

Double driveway providing ample parking, to the rear enclosed garden with decked and lawn area.





## welcome to

## **Beanland Gardens, Bradford**

- Five bedroom
- Detached property
- Double driveway
- Cul de sac location
- £420,000

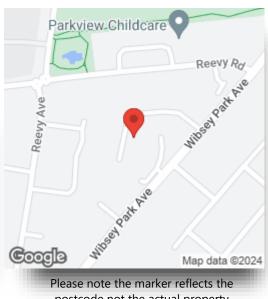
Tenure: Freehold EPC Rating: Awaited

£420,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114079



Property Ref: BDF114079 - 0004 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 quidance 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.





01274 693138



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.