









welcome to

Enfield Walk, Bradford

Beautifully presented three bedroom semi detached property set in highly sought after area. The integral garage makes this property prime for further development, subject to planning permissions. Boasting separate utility facilities and set in a good sized plot.













Entrance Hall

With gas central heating radiator and wood effect flooring that is all throughout the ground floor.

Lounge

15' 3" into bay x 10' 6" (4.65m into bay x 3.20m) With bay window, fireplace with gas fire, coving, dado rail and decorative ceiling rose.

Dining Area

8' 9" x 8' 2" (2.67m x 2.49m)

With picture rail, dado rail and provides access to the conservatory.

Kitchen

7' 6" x 8' 1" (2.29m x 2.46m)

Fitted kitchen with a range of white wall and base units incorporating stainless steel sink and drainer with work surfaces, gas hob, metro tiled splashback, gas central heating radiator and UPVC window to the conservatory.

Utility

Utility in the garage.

Conservatory

16' 8" x 10' 4" (5.08m x 3.15m)

Larger than average conservatory with personnel door to the garage and french doors to the rear garden.

Landing

With UPVC window to the side and gas central heating radiator.

Bedroom One

13' into bay x 10' 7" (3.96m into bay x 3.23m) With UPVC window to the front and gas central heating radiator.

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

With UPVC window to the rear and gas central heating radiator.

Bedroom Three

6' 9" x 8' 2" (2.06m x 2.49m) With UPVC window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises of p shaped bath, wash hand basin, w/c, gas central heating radiator and window to side.

Garage

Integral garage with utility facilities, stainless steel sink and drainer with work surfaces and up and over door.

Outside

Drive and lawn garden to the front with decorative boarders, to the rear patio and lawn garden that provides access to garage via personnel door.





welcome to

Enfield Walk, Bradford

- Three bedroom
- Semi detached property
- Garage
- Driveway
- £250,000

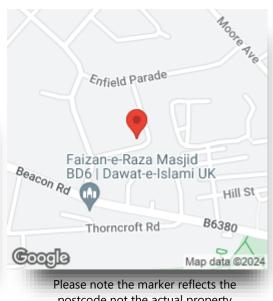
Tenure: Freehold EPC Rating: D

£250,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115076



Property Ref: BDF115076 - 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 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.

Wibsey@williamhbrown.co.uk



william h brown

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



01274 693138

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.