









welcome to

Rhum Close, Bradford

This property has lots of selling points including ample parking with gated private access at the rear, detached garage, spacious lounge, kitchen and conservatory giving lots of space on the ground floor for family living.













Entrance Hall

With window to the side, storage cupboard and gas central heating radiator.

Lounge

14' 2" max x 19' 3" into bay (4.32m max x 5.87m into bay) With bay window to the front, fireplace and gas central heating radiator.

Kitchen

9' 3" x 14' 1" (2.82m x 4.29m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, eye level oven, window to the rear and door to the conservatory.

Conservatory

8' 9" x 11' 9" (2.67m x 3.58m)

Landing

With storage cupboard and provides access to part boarded loft.

Bedroom One

8' 9" x 10' 8" plus wardrobe ($2.67 \mathrm{m} \ \mathrm{x} \ 3.25 \mathrm{m}$ plus wardrobe)

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

Bedroom Two

15' 3" into bay x 8' (4.65m into bay x 2.44m) With bay window to the front, built in wardrobe and bedroom furniture, gas central heating radiator.

Bedroom Three

9' 1" x 5' 11" (2.77m x 1.80m) With window to the front.

Bathroom

Comprises of bath with shower over, wash hand basin, w/c, window to the rear and heated towel rail.

Garage

With power, lighting and up and over door.

Outside

Garden to the front with pond and gated access leading to ample off road parking and detached garage.





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Rhum Close, Bradford

- Three bedroom
- Detached property
- Garage
- Ample parking
- £175,000-£185,000

Tenure: Freehold EPC Rating: C

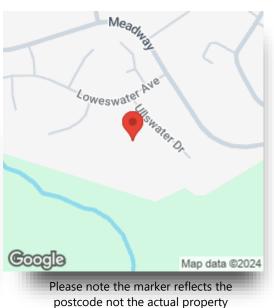
guide price

£175,000-£185,000









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Property Ref: BDF114926 - 0006 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.

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