

**Orleans Street, Bradford BD6 2EL** 

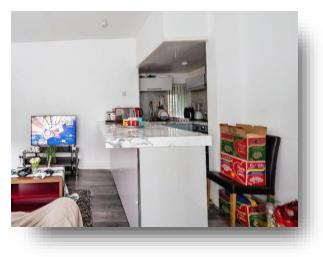


# welcome to

# **Orleans Street, Bradford**

Offered to the market is this two bedroom through by light terrace property situated in popular location. This property is currently tenanted.

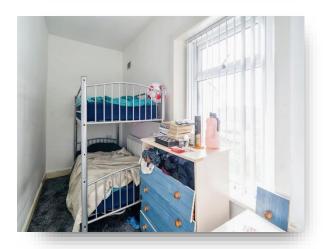












**Open Plan Lounge/ Kitchen** 16' 1" at widest x 12' 6" at widest ( 4.90m at widest x 3.81m at widest )

Fitted kitchen open to the lounge with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, breakfast bar, UPVC window to the rear and provides access to the cellar.

### **Bedroom One**

10' 2" x 12' 6" ( 3.10m x 3.81m ) With UPVC window to the front and gas central heating radiator.

## **Bedroom Two**

5' 7" x 12' 6" ( 1.70m x 3.81m ) With UPVC window to the rear and gas central heating radiator.

#### Bathroom

Three piece suite comprises of bath, wash hand basin and w/c.

#### Outside

With yard to the front.





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# **Orleans Street, Bradford**

- Two bedroom
- Through by light terrace
- Open plan living area
- Popular location
- £90,000-£100,000

Tenure: Freehold EPC Rating: D

# guide price **£90,000-£100,000**



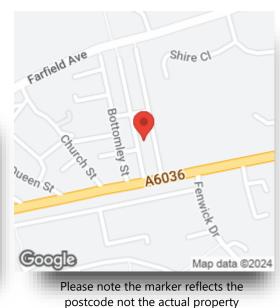


## view this property online williamhbrown.co.uk/Property/BDF115038



Property Ref: BDF115038 - 0003 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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