

Wentworth Crescent, Bradford BD4 0QX



welcome to

Wentworth Crescent, Bradford

A well presented and ready to move into three bedroom semi detached.

Benefits from driveway, integral garage, well maintained good size rear garden and beautiful views at the rear.













Entrance Hall

With window to the side and gas central heating radiator.

Downstairs W/C

With wash hand basin, w/c, window to the side and gas central heating radiator.

Lounge

16' 4" max x 11' 3" max (4.98m max x 3.43m max) With window to the front, fireplace and gas central heating radiator.

Kitchen/ Diner

9' 9" x 14' 11" ($2.97m \ x 4.55m$) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, plumbing for washing machine, houses the boiler, window to the rear and gas central heating radiator.

Landing

With storage cupboard and provides access to the loft.

Bedroom One

 $8^{\prime}\,$ x 16' 4" ($2.44m\,$ x 4.98m) With window to the front, storage cupboard and gas central heating radiator.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m) With window to the front and gas central heating radiator.

Bedroom Three

 $8^{\prime}\,8^{\prime\prime}$ plus wardrobe x 7' 2" (2.64m plus wardrobe x 2.18m) With window to the rear and gas central heating radiator.

Bathroom

Comprises of bath with shower screen, wash hand basin set in vanity unit, w/c, window to the rear and heated towel rail.



Outside

Driveway to the front leading to integral garage and at the rear very well maintained lawn garden with two patio area and beautiful views.



welcome to

Wentworth Crescent, Bradford

- Three Bedroom
- Semidetached
- Well presented throughout
- Driveway and garage
- Beautiful views at the rear

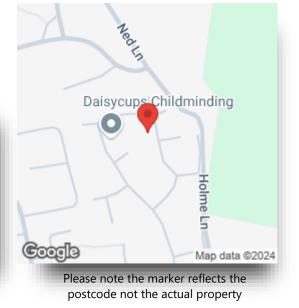
Tenure: Freehold EPC Rating: D

£180,000









view this property online williamhbrown.co.uk/Property/BDF115208



Property Ref: BDF115208 - 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