

Mostyn Grove, Bradford BD6 3RB

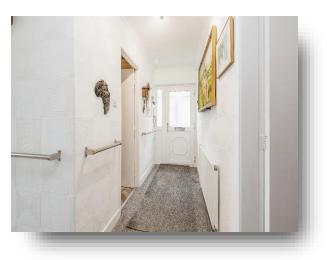


welcome to

Mostyn Grove, Bradford

Offered to the market is this spacious two bedroom true bungalow. Benefits from gated access driveway, detached garage and well maintained gardens to the front and rear.













Entrance Porch

Entrance Hall With gas central heating radiator.

Lounge

11' 3" x 11' 11" into recess (3.43m x 3.63m into recess) With window to the front, fireplace and gas central heating radiator.

Kitchen

11' 2" x 8' 9" (3.40m x 2.67m) Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, eye level oven, four ring hob, plumbing for washing machine, window to the rear and side.

Bedroom One

11' 10" x 11' 10" (3.61m x 3.61m) With window to the front and gas central heating radiator.

Bedroom Two

11' 11" x 10' 5" ($3.63m \times 3.17m$) With storage cupboard, patio doors to the rear and gas central heating radiator.

Shower Room

Comprises of shower cubicle, wash hand basin, w/c, window to the rear and gas central heating radiator.

Outside

With driveway, detached garage and enclosed patio and lawn garden to the rear.





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Mostyn Grove, Bradford

- Two bedroom
- True bungalow
- Driveway
- No onward chain
- £190,000-£200,000

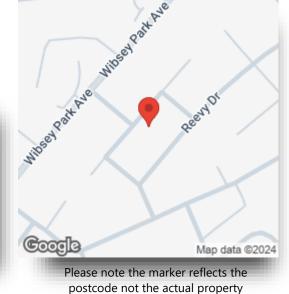
Tenure: Freehold EPC Rating: C

guide price **£190,000-£200,000**









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Property Ref: BDF115212 - 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.

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