





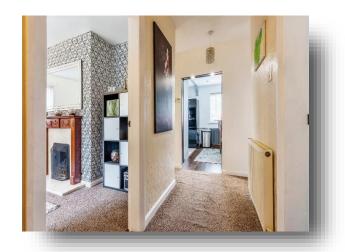




## welcome to

# **Speeton Avenue, Bradford**

Semi detached, true bungalow is well presented and maintained, with off road parking. Set on a popular road, this property shouldn't hang around for long.













#### **Entrance Porch**

#### **Entrance Hall**

With access to bedroom one, two, lounge, kitchen and bathroom.

#### Lounge

12' 11" x 14' (3.94m x 4.27m)

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

#### Kitchen/ Diner

20' 10" x 9' 10" ( 6.35m x 3.00m )

Fitted kitchen with a range of two tone wall and base units incorporating sink and drainer with work surfaces, integrated oven and microwave, gas hob, plumbing for dishwasher, UPVC door to the side, two windows to the rear and one window to the side.

#### **Bedroom One**

12' 11"  $\times$  11' 10" (  $3.94m \times 3.61m$  ) With UPVC window to the front and gas central heating radiator.

#### **Bedroom Two**

 $9' \ 4'' \ x \ 12' \ 11'' \ (\ 2.84m \ x \ 3.94m \ )$  With UPVC window to the rear and gas central heating radiator.

#### **Bathroom**

Three piece suite comprises of bath, wash hand basin, w/c and UPVC window to the side.

#### Outside

Driveway and patio area to the rear.





### welcome to

### **Speeton Avenue, Bradford**

- Two bedroom
- Semi detached bungalow
- Off road parking
- Well presented throughout
- £185,000

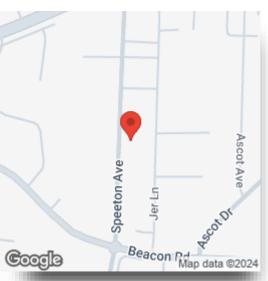
Tenure: Freehold EPC Rating: D

£185,000









Please note the marker reflects the postcode not the actual property





Property Ref: BDF115333 - 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.



01274 693138

william h brown



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.