



Granton Street, Bradford BD3 8EF

welcome to

Granton Street, Bradford

Offered to the market is this larger than average extended four bedroom rear terrace. Benefiting from extended kitchen/diner, downstairs study, cellar and three toilets.



Kitchen/ Diner

17' 10" x 12' 4" (5.44m x 3.76m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, plumbing for washing machine, radiator, door to the side, velux window and window to the rear.

Lounge

14' 9" x 13' 10" into recess (4.50m x 4.22m into recess)

Downstairs W/C

With wash hand basin set in vanity unit, w/c and window to the rear.

Study

12' 5" x 5' 6" (3.78m x 1.68m)

With radiator and provides access to the cellar.

Landing

Understair storage and two storage cupboards.

Bedroom One

9' 7" plus wardrobe x 14' 6" (2.92m plus wardrobe x 4.42m)

With window to the rear, built in wardrobe and radiator.

Bedroom Two

9' x 7' 9" (2.74m x 2.36m)

With window to the rear and radiator.

Bathroom

Comprises of corner bath, wash hand basin, w/c, storage cupboard, heated towel rail and window to the rear.

Bedroom Three

10' 3" x 12' 7" (3.12m x 3.84m)

Attic bedroom with dormer window.

Bedroom Four

6' 6" x 9' (1.98m x 2.74m)

Attic bedroom with window to the rear and radiator.

Second Bathroom

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

Outside

With garden to the rear.



view this property online williamhbrown.co.uk/Property/BDF115188



welcome to

Granton Street, Bradford

- Four Bedroom
- Extended Kitchen
- Two Bathrooms and a cloakroom
- Popular Location
- Price £150,000

Tenure: Freehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115188



Property Ref:
BDF115188 - 0004

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