









welcome to

St. Abbs Drive, BRADFORD

Offered to the market is this well presented throughout, spacious four bedroom semi detached property. Situated in a sought after location, close to local schools and amenities.













Entrance Hall

Lounge

14' x 11' 9" (4.27m x 3.58m)

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

Dining Room

9' 3" x 7' 5" (2.82m x 2.26m)

With doors to the conservatory and gas central heating radiator.

Kitchen

10' 4" x 8' 3" (3.15m x 2.51m)

Fitted kitchen with a range of modern white and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, window to the rear, eye level microwave and electric oven.

Conservatory

9' 3" x 9' 1" (2.82m x 2.77m) With door to the rear.

Bedroom One

8' 4" x 10' 3" (2.54m x 3.12m)

With window to the rear, gas central heating radiator and ensuite of the bedroom.

Ensuite

Comprises of shower cubicle, wash hand basin set in vanity units, w/c and window to the side.

Bedroom Two

12' x 11' 3" max (3.66m x 3.43m max)

With window to the front, fitted bedroom furniture and gas central heating radiator.

Bedroom Three

9' 3" x 11' 2" (2.82m x 3.40m)

With window to the rear and gas central heating radiator.

Bedroom Four

8' 6" x 7' 3" (2.59m x 2.21m)

With window to the rear and gas central heating radiator.

Bathroom

Modern three piece suite comprises of bath, wash hand basin, w/c, tiled walls, window to the side and gas central heating radiator.

Outside

Driveway leading to the car port, well maintained lawn garden area, private, enclosed, tiered garden to the rear.





welcome to

St. Abbs Drive, BRADFORD

- Four bedroom
- Semi detached property
- Main bathroom and ensuite
- Driveway leading to carport
- Offers over £230,000

Tenure: Freehold EPC Rating: D

Council Tax Band: C

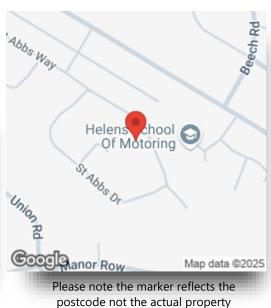
offers over

£230,000









view this property online williamhbrown.co.uk/Property/BDF115484



Property Ref: BDF115484 - 0008 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



Wibsey@williamhbrown.co.uk



william h brown

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.