







welcome to

Boy Lane, Bradford

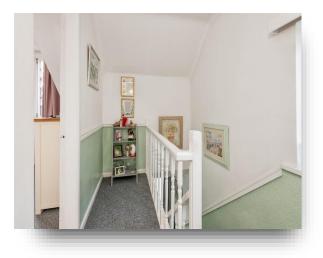
Offered to the market this well presented two bedroom semi detached property. This property benefits from good transport links, ample parking to the front and two reception rooms.













Entrance Hall With storage cupboard and radiator.

Downstairs W/C With wash hand basin, w/c and window to the side.

Lounge 12' 4" into recess x 15' 2" into bay (3.76m into recess x 4.62m into bay) With bay window to the front and radiator.

Second Reception Room 10' 6" into recess x 22' 5" (3.20m into recess x 6.83m)

With patio door to the rear and fireplace.

7' 8" x 7' 10" ($2.34m \times 2.39m$) Open to the kitchen with window to the side, storage cupboard and radiator.

Kitchen

10' 3" x 7' 11" ($3.12m \times 2.41m$) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces and window to the rear.

Landing

With window to the side and provides access to the loft.

Bedroom One

12' 7" into recess x 13' 6" (3.84m into recess x 4.11m) With window to the rear, built in wardrobe and radiator.

Bedroom Two

9' 6" x 12' 6" into recess ($2.90m\ x$ $3.81m\ into\ recess$) With window to the front and radiator.

Bathroom

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

Outside

Gated, spacious driveway leading to the garage, lawn garden to the front and enclosed garden to the rear.





welcome to

Boy Lane, Bradford

- Two bedrooms
- Two reception rooms
- Driveway
- Semi detached bungalow
- £210,000-£220,000

Tenure: Freehold EPC Rating: D Council Tax Band: C

guide price **£210,000-£220,000**







view this property online williamhbrown.co.uk/Property/BDF114578



Property Ref: BDF114578 - 0006 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