









welcome to

Winton Green, Bradford

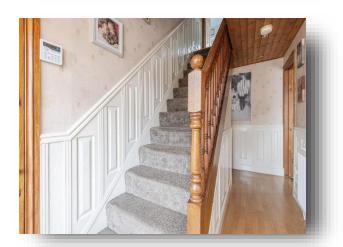
Done to a very high standard throughout this property has lots of benefits, including spacious kitchen/diner, utility room, walk in wardrobe and ensuite in master bedroom, driveway and good size gardens.













Entrance Hall

With window to the front, two storage cupboards and radiator.

Lounge

10' 11" into recess x 18' 10" (3.33m into recess x 5.74m) With two radiators, media unit, windows to the front and rear.

Kitchen

16' 1" x 10' 3" (4.90m x 3.12m)

Fitted kitchen with a range of grey wall and base units incorporating sink and drainer with work surfaces, eye level oven, gas hob, integrated fridge freezer, radiator, windows to the front and side.

Utility Room

5' 10" x 8' 8" (1.78m x 2.64m)

With plumbing for washing machine, window to the rear and houses the boiler.

Storage Room

Storage room off the kitchen with door to the rear.

Landing

With ceiling spot lights and provides access to boarded loft.

Bedroom One

9' 10" x 13' 2" into recess (3.00m x 4.01m into recess) With two windows to the front, radiator and walk in wardrobe with storage units.

Ensuite

Comprises of shower cubicle, wash hand basin set in vanity unit, w/c, tiled walls and floor, heated towel rail and window to the rear.

Bedroom Two

9' 10" x 11' 1" (3.00m x 3.38m)

With two windows to the front, storage cupboard and radiator.

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)
With window to the rear and radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c, storage cupboard, tiled walls, window to the rear and radiator.

Outside

With driveway to the front, to the rear lawn garden with patio area, plug and outside tap.





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- Three Bedroom
- Semidetached
- Very well presented throughout
- Ensuite & Walk in wardrobe
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF115883 - 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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