









## welcome to

# **Rayleigh Street, Bradford**

Well presented extended three bedroom town house with spacious kitchen/diner, front and rear gardens, garage and offered with no onward chain. Close to local schools and great transport links.













#### **Entrance Hall**

### Lounge

16' 3" x 11' 10" into recess ( 4.95m x 3.61m into recess ) With window to the front and fireplace.

#### Kitchen

12' 4" x 14' 11" ( 3.76m x 4.55m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric wall heater, door and window to the rear.

#### **Bedroom One**

9' 3" into recess x 13' 6" ( 2.82m into recess x 4.11m ) With window to the front.

#### **Bedroom Two**

9' 2" x 8' 9" ( 2.79m x 2.67m ) With window to the rear.

#### **Bedroom Three**

 $6' 6" \times 8' 11" (1.98m \times 2.72m)$  With window to the front and storage cupboard.

#### **Shower Room**

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

#### Outside

With garden to the front, yard to the rear and garage in separate block.





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## **Rayleigh Street, Bradford**

- Three Bedroom
- Extended town house
- Well presented
- No Chain
- Garage

Tenure: Freehold EPC Rating: Awaited

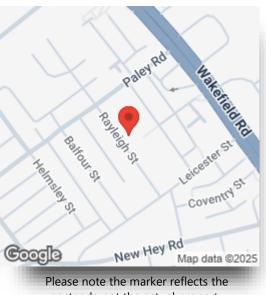
Council Tax Band: A

# £130,000







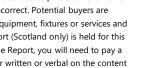


postcode not the actual property

### view this property online williamhbrown.co.uk/Property/BDF115849



Property Ref: BDF115849 - 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 quidance 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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