

Reevy Road, Bradford BD6 3QE



## welcome to

## **Reevy Road, Bradford**

This bay fronted stone built semidetached is located in a highly sought after location offering ready to move into accommodation and done to a great standard throughout by the current owner.

With great potential to extend the property further subject to planning permission.













#### **Entrance Hall**

With storage cupboard, radiator and understairs storage.

#### Lounge

12' 2" into recess x 14' 3" ( 3.71m into recess x 4.34m ) With bay window to the front and radiator.

#### **Kitchen/ Diner**

12' 11" plus recess x 17' 10" ( 3.94m plus recess x 5.44m ) Fitted kitchen with a range of wall and base units incorporating sink and drainer with instant hot water tap, eye level oven, electric induction hob, built in fridge freezer, plate warmer, washing machine, dishwasher and dryer, kitchen island with wine fridge and ceiling spot lights.

#### Landing

With window to the side and provides access to boarded loft with light via pulldown ladder.

#### **Bedroom One**

11' into recess x 14' 7" ( 3.35m into recess x 4.45m ) With bay window to the front, built in wardrobe and radiator.

#### **Bedroom Two**

11' 9" into recess x 12' 3" ( 3.58m into recess x 3.73m ) With window to the rear, built in wardrobe and radiator.

#### **Bedroom Three**

7' 8" x 6' 9" ( 2.34m x 2.06m ) With window to the front and radiator.

#### **Shower Room**

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

**Garage** Electric power to the garage.

#### Outside



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



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## **Reevy Road, Bradford**

- Three Bedroom
- Open plan kitchen/diner & snug area
- Driveway & Garage
- Potential to extend subject to planning permission
- Price £250,000

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

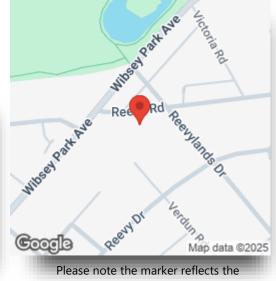
# £250,000





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postcode not the actual property

The Property Ombudsman

Property Ref: BDF115900 - 0003 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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