









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.

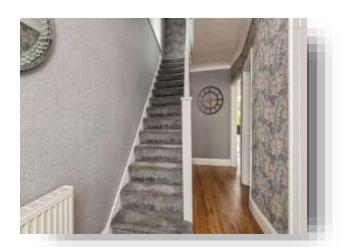
With great potential to extend the property further subject to planning permission.













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

Bedroom Two

11' 9" into recess \times 12' 3" (3.58m into recess \times 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
- Offers over £240,000.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

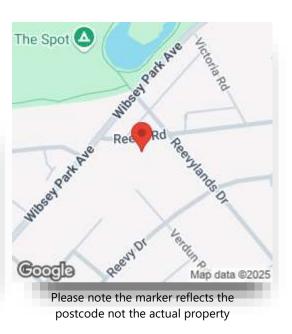
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Property Ref: BDF115900 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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



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.