

**Carr Bottom Grove, Bradford BD5 9AL** 



## welcome to

## **Carr Bottom Grove, Bradford**

Offered with no onward chain is this spacious three bedroom through terrace located in a highly popular location, offering ready to move into accommodation.













### **Entrance Hall**

With radiator.

#### Lounge

13' 4" x 11' 10" into recess (  $4.06m \times 3.61m$  into recess ) With window to the front and radiator.

#### **Kitchen/Diner**

10' 4" x 15' into recess ( 3.15m x 4.57m into recess ) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, window and door to the rear.

#### **Bedroom One**

13' 2" x 9' 4" into recess ( 4.01m x 2.84m into recess ) With window to the front and radiator.

#### **Bedroom Two**

10' 8" x 9' 5" into recess (  $3.25m\ x\ 2.87m$  into recess ) With window to the rear and radiator.

#### **Bedroom Three**

10' 4" x 8' 3" (  $3.15m\ x\ 2.51m$  ) With window to the front and radiator.

**Bathroom** Three piece suite comprises of bath, wash hand basin and w/c.

#### Outside

To the front there is a driveway and enclosed garden to the rear with patio area.





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## **Carr Bottom Grove, Bradford**

- Three Bedroom
- Through terrace
- Driveway & Enclosed garden
- No Chain
- Offers over £150,000

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

offers over **£150,000** 



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Property Ref:

BDF115952 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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