









## welcome to

# Middlebrook Way, Bradford

A two bedroom true bungalow offered with no onward chain, benefiting form ample parking and garage with enclosed rear garden.













#### **Entrance Hall**

With radiator.

#### Lounge

17' 6" x 10' 10" ( 5.33m x 3.30m )

With window to the front, fireplace and radiator.

#### **Kitchen**

10' 8" x 8' 11" ( 3.25m x 2.72m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, windows to the front and side.

#### **Bedroom One**

12' x 10' 10" ( 3.66m x 3.30m )

With window to the rear, built in wardrobe and radiator.

#### **Bedroom Two**

7' 10" x 9' (2.39m x 2.74m)

With window to the rear and radiator.

#### **Bathroom**

Three piece suite comprises of bath, wash hand basin, w/c, window to the side and radiator.

#### Outside

With garden to the front, driveway leading to the garage and enclosed garden to the rear.





### welcome to

## Middlebrook Way, Bradford

- Two Bedroom
- Bungalow
- No Chain
- Driveway Garage
- Price £150,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £150,000









Please note the marker reflects the postcode not the actual property

### view this property online williamhbrown.co.uk/Property/BDF115721



Property Ref: BDF115721 - 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.





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