









welcome to

Overton Drive, Bradford

Offered to the market is this four bedroom semi detached property, situated on the end of a cul-de-sac in popular residential location. This good sized property would be an ideal family home.













Entrance Hall

With radiator.

Lounge

14' 4" into bay x 12' (4.37m into bay x 3.66m) With window to the front and radiator.

Dining Room

11' 1" x 9' 6" (3.38m x 2.90m) With french doors to the lounge.

Kitchen

7' 10" x 11' (2.39m x 3.35m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, eye level electric oven and microwave, gas hob, plumbing for washing machine, integrated dish washer, window to the rear and door to the side.

Landing

With window to the side.

Bedroom One

9' 9" plus wardrobe x 11' 4" into bay (2.97m plus wardrobe x 3.45m into bay) With window to the front, fitted wardrobes and radiator.

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)
With window to the rear and radiator.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m) With window to the rear and radiator.

Bedroom Four

11' 10" x 13' max (3.61m x 3.96m max)
With window to the rear and velux to the front.

Bathroom

Comprises of bath, wash hand basin, w/c and window to the front.

Conservatory

9' 6" x 10' 7" (2.90m x 3.23m)

Outside

With driveway, lawn garden to the front and enclosed lawn garden to the rear with workshop.





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Overton Drive, Bradford

- Four bedrooms
- Three reception rooms
- Driveway
- Semi detached property
- Offers over £240.000

Tenure: Freehold EPC Rating: D

Council Tax Band: C

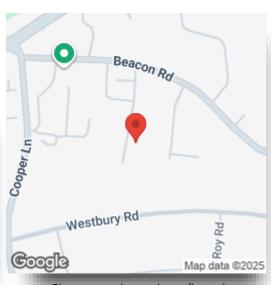
offers over

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115752



Property Ref: BDF115752 - 0008 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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