









welcome to

Auckland Road, Bradford

Offered to the market is this stunning two bedroom mid terrace property. Open plan kitchen/diner leading out to a tranquil garden to the rear, perfect for a morning coffee or summer BBQs.













Entrance Hall

Lounge

13' 8" x 15' (4.17m x 4.57m)

With window to the front, log burner and radiator.

Kitchen

11' 9" x 14' 3" (3.58m x 4.34m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, radiator, window and door to the rear.

Bedroom One

12' 8" \times 14' 1" ($3.86m \times 4.29m$) With window to the front, fitted wardrobes and radiator.

Bedroom Two

8' 2" x 12' 3" (2.49m x 3.73m)

With window to the rear and radiator.

Bathroom

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

Loft

Good size boarded loft with potential to convert into a bedroom.

Outside

With driveway to the front and garden to the rear with patio and pebbled area.





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Auckland Road, Bradford

- Two bedroom
- Mid terrace property
- Driveway
- Well presented throughout
- Offers over £150,000

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115988



Property Ref: BDF115988 - 0005 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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