









welcome to

Halcyon Way, Bradford

Offered to the market is this ready to move into two bedroom town house property, situated on popular residential development in BD5.

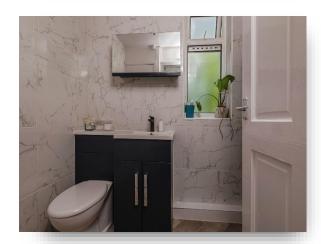












Entrance Hall

With radiator.

Lounge

12' 11" x 12' 3" into recess (3.94m x 3.73m into recess) With window to the front, fireplace, storage cupboard and radiator.

Kitchen

6' 7" x 15' 4" (2.01m x 4.67m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, breakfast bar, window to the rear, door to the rear and houses the boiler.

Landing

Provides access to the loft.

Bedroom One

14' 4" x 9' 6" (4.37m x 2.90m) With window to the front, storage cupboard and radiator.

Bedroom Two

9' 4" plus wardrobe x 10' 1" (2.84m plus wardrobe x 3.07m)

With window to the rear and radiator.

Shower Room

Comprises of shower cubicle, wash hand basin set in vanity unit, w/c, heated towel rail, storage cupboard, tiled walls and window to the rear.

Outside

With driveway to the front and enclosed garden to the rear.





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Halcyon Way, Bradford

- Two bedroom
- Mid town house
- Driveway
- Well presented throughout
- Offers in the region of £125,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115595



Property Ref: BDF115595 - 0002 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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