









### welcome to

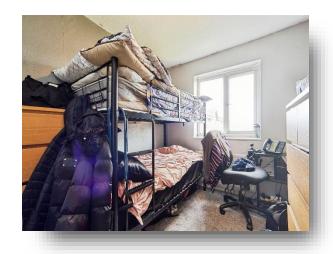
## **Sandpiper Mews, Bradford**

Offered to the market is this lovely three bedroom semi detached property. This property would be ideal for investors or first time buyers.













#### Lounge

11' 9" x 15' 3" ( 3.58m x 4.65m )
With window to the front and radiator.

#### **Kitchen**

12' x 9' 1" ( 3.66m x 2.77m )

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

#### **Bedroom One**

9' 2" x 12' (2.79m x 3.66m) With window to the rear and radiator.

#### **Bedroom Two**

11' 8" x 8' 3" ( 3.56m x 2.51m )
With window to the front and radiator.

#### **Bedroom Three**

12' x 7' 1" ( 3.66m x 2.16m ) With window to the front and radiator.

#### **Bathroom**

Three piece suite comprises of bath with shower over, wash hand basin and w/c.

#### Outside

With lawn area to the front, garden to the rear with lawn and patio area. Shared parking to the rear.





#### welcome to

### Sandpiper Mews, Bradford

- Three bedroom
- Semi detached property
- Parking to the rear
- Situated on cul de sac
- £145,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £145,000







Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: BDF115891 - 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 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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01274 693138



william h brown

Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.