









welcome to

Greenwood Fold, Bradford

A spacious five bedroom exclusive detached property with accommodation over three floors, benefiting from three reception rooms, three bathrooms, detached garage and enclosed garden.













Entrance Hall

With storage cupboard and radiator.

Downstairs W/C

With wash hand basin, w/c and radiator.

Lounge

14' 7" x 12' (4.45m x 3.66m)
With window to the front and radiator.

Dining Room

8' 11" x 9' 3" (2.72m x 2.82m) With window to the rear and radiator.

Third Reception Room

13' 7" x 9' 3" (4.14m x 2.82m)
With window to the front and radiator.

Kitchen/ Diner

9' x 18' 7" (2.74m x 5.66m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, window and door to the rear.

Bedroom One

15' 11" \times 12' 10" ($4.85 \text{m} \times 3.91 \text{m}$) Located on the first floor with window to the front, walk in wardrobe and radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c, heated towel rail and window to the rear.

Bedroom Two

16' \times 8' 11" ($4.88m \times 2.72m$) Located on the first floor with window to the front and radiator.

Bedroom Three

12' 2" $\max x$ 11' 1" \max (3.71m $\max x$ 3.38m \max) Located on the first floor with window to the rear and radiator.

Bedroom Four

13' 1" \times 16' ($3.99 \text{m} \times 4.88 \text{m}$) Located on the second floor with restricted head space.

Bedroom Five

8' 10" x 16' (2.69m x 4.88m) Located on the second floor with restricted head space, velux window and radiator.

Bathroom

Located on the first floor with bath, shower cubicle, wash hand basin, w/c, radiator and window to the rear.

Outside

Lawn garden to the front and driveway that leads to the garage.





welcome to

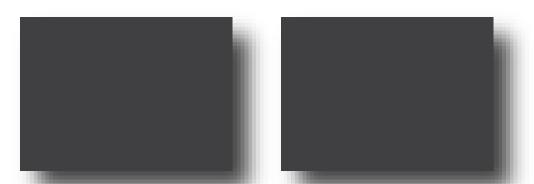
Greenwood Fold, Bradford

- Five Bedroom
- Detached
- Three reception rooms
- No Chain
- Driveway & detached garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£290,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116105



Property Ref: BDF116105 - 0003 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.



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.