

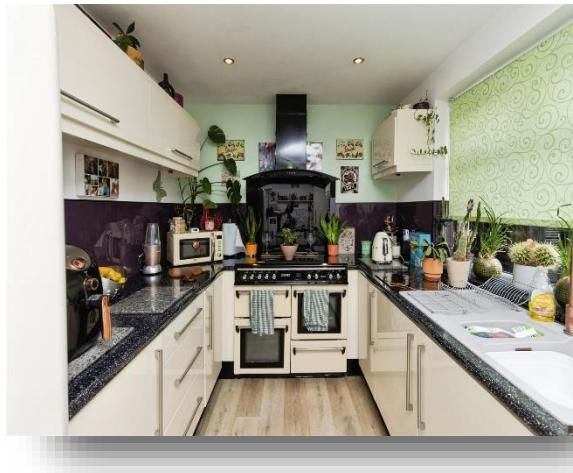


Laithe Grove, Bradford BD6 3AR

welcome to

Laithe Grove, Bradford

This well proportioned three bedroom mid terrace home offers an excellent opportunity for first time buyers, families or investors looking for a property with great potential.



Entrance Hall

With radiator.

Lounge

With window to the front and radiator.

Kitchen/ Diner

7' 7" x 16' 2" (2.31m x 4.93m)

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

Landing

Provides access to the loft.

Bedroom One

7' 9" x 11' 7" plus wardrobe (2.36m x 3.53m plus wardrobe)

With window to the front and fitted wardrobe.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

With window to the rear and radiator.

Bedroom Three

7' 5" x 5' 8" (2.26m x 1.73m)

With window to the front and radiator.

Bathroom

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

Outside

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



view this property online williamhbrown.co.uk/Property/BDF116193



welcome to

Laithe Grove, Bradford

- Three bedroom
- Mid terrace
- Driveway
- Popular Wibsey location
- £170,000

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000

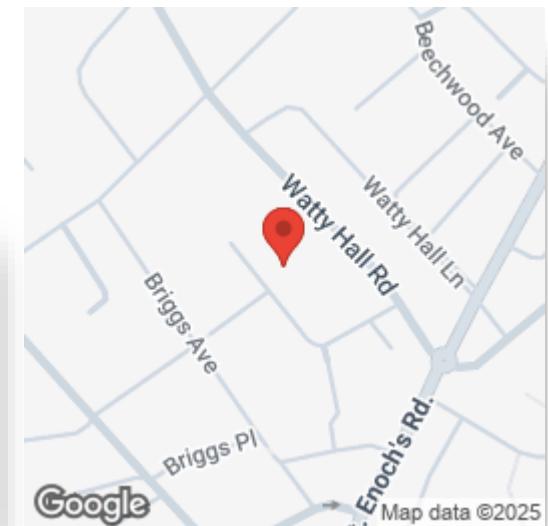


view this property online williamhbrown.co.uk/Property/BDF116193

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.



Property Ref:
BDF116193 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk