



Knowles Lane, Bradford BD4 9AP

welcome to

Knowles Lane, Bradford

Perfect for first time buyers, growing families and investors is this three bedroom semi detached property combines convenience, comfort and good size outdoor space.



Entrance Hall**Lounge**

12' x 18' 4" (3.66m x 5.59m)

With window to the front and radiator.

Kitchen

7' 4" x 21' (2.24m x 6.40m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, window to the front and patio doors to the rear.

Bedroom One

10' 7" x 11' 9" (3.23m x 3.58m)

With window to the front and radiator.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

With window to the side and radiator.

Bedroom Three

9' 2" x 7' 3" (2.79m x 2.21m)

With window to the rear.

Bathroom

Comprises of bath and wash hand basin.

W/C

Separate w/c.

Outside

Driveway and lawn garden to the front, paved area to the side and enclosed garden to the rear.



view this property online williamhbrown.co.uk/Property/BDF116311



welcome to

Knowles Lane, Bradford

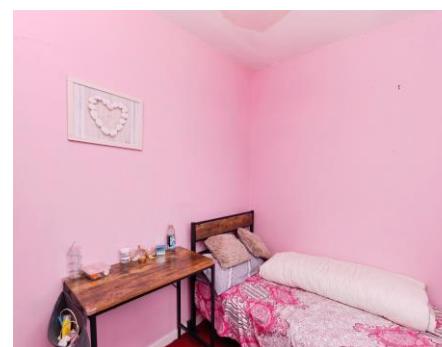
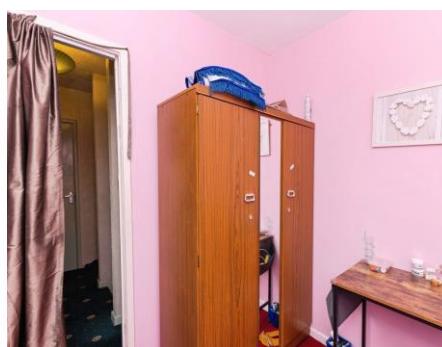
- Three bedroom
- Semi detached property
- Driveway
- Gardens to the front and rear
- Offers over £120,000

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£120,000

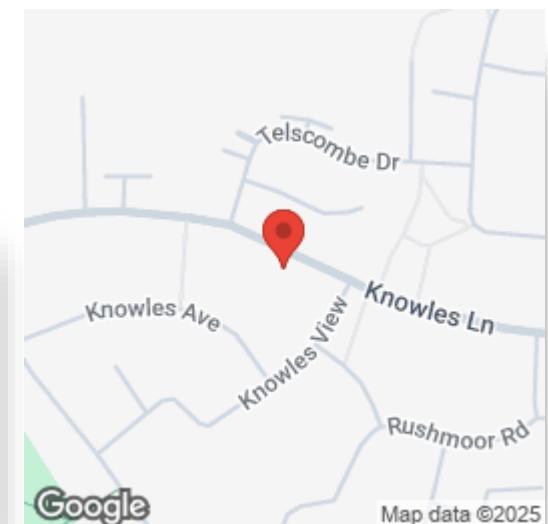


view this property online williamhbrown.co.uk/Property/BDF116311

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:
BDF116311 - 0004



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