









### welcome to

## **Whites View, Bradford**

This generously proportioned mid-terrace property offers exceptional space and versatility across four floors. Featuring six bedrooms and three reception rooms, it's ideal for large families or investors.













#### Entrance Hall Entrance Porch Living Room

15' 1" x 17' 8" ( 4.60m x 5.38m )

Located on the ground floor with window to front.

#### **Diner**

12' 6" x 11' 3" ( 3.81m x 3.43m )

Located on the ground floor with window to the rear.

#### Kitchen

18' 6" x 19' 7" ( 5.64m x 5.97m )

Open kitchen located on the lower ground floor with a range of wall and base units incorporating sink and drainer with work surfaces and french doors to the sitting room.

#### **Sitting Room**

16' 5" x 12' 3" ( 5.00m x 3.73m )

Located on the lower ground floor with french doors to the kitchen.

#### **Utility Room**

12' 5" x 7' 6" ( 3.78m x 2.29m ) Located on the lower ground floor.

#### **Downstairs W/C**

With wash hand basin and w/c.

#### **Shower Room**

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

#### **Bedroom One**

18' 4" x 12' 6" ( 5.59m x 3.81m ) With window to the front.

#### **Bedroom Two**

12' 4" x 13' 2" ( 3.76m x 4.01m ) With window to the front.

#### **Bedroom Three**

11' 5" x 6' 9" ( 3.48m x 2.06m ) With window to the front.

#### **Bedroom Four**

12' 9" x 16' 2" ( 3.89m x 4.93m ) With window to the front.

#### **Bedroom Five**

11' 3" x 10' 2" ( 3.43m x 3.10m ) With velux window.

# **Bedroom Six Bathroom**

Comprises of bath, wash hand basin and window to the rear.

#### **Outside**

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





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### Whites View, Bradford

- Six bedrooms
- Three reception rooms
- Mid terrace property
- Gardens to the front and rear
- £350,000

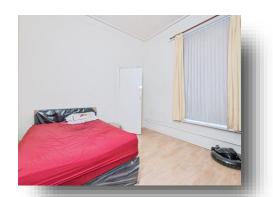
Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

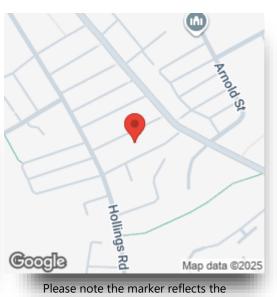
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116335



Property Ref: BDF116335 - 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.



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