



**Petrie Road, Bradford BD3 8NQ**

**welcome to**

**Petrie Road, Bradford**

A must view to appreciate the external space on offer and the potential the property has.

Two good size bedrooms with driveway and garage. Offered with no onward chain.



### **Entrance Area**

From the front in to the entrance area with staircase to the first floor.

### **Lounge**

13' 8" x 12' 3" into recss ( 4.17m x 3.73m into recss )  
With window to the front and gas central heating radiator.

### **Kitchen**

17' 3" x 7' ( 5.26m x 2.13m )  
With a range of base and wall units incorporating stainless steel sink and drainer with work surfaces.  
Houses the boiler with door access to the rear.

### **Bedroom One**

14' 1" x 9' 1" into recss ( 4.29m x 2.77m into recss )  
With window to the front and gas central heating radiator.

### **Bedroom Two**

9' 7" x 7' 6" ( 2.92m x 2.29m )  
With window to the rear and gas central heating radiator.

### **Bathroom**

Three piece suite in white comprises panel bath, wash hand basin and WC with window to the rear.

### **Outside**

Sat on a great plot with gardens to three sides offering masses of potential to extend subject to planning permissions. With lawn gardens areas to the front and rear and driveway offering off road parking leading to detached single garage.



***view this property online*** [williamhbrown.co.uk/Property/BDF116399](http://williamhbrown.co.uk/Property/BDF116399)



welcome to

## Petrie Road, Bradford

- Two Bedroom
- No Chain
- End Terrace
- Masses of potential STPP
- Price £150,000

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF116399](http://williamhbrown.co.uk/Property/BDF116399)



Property Ref:  
BDF116399 - 0004

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.

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.



william h brown



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**