

St. Abbs Walk, Bradford BD6 1EP







welcome to

St. Abbs Walk, Bradford

Charming bungalow in St. Abbs walk, Bradford. Featuring a brick exterior, pave driveway and spacious conservatory. Ideal for comfortable, single story living in a sought after location.













Lounge

16' 1" x 10' 9" (4.90m x 3.28m)

With window to the front and gas central heating radiator to the side.

Kitchen

10' 1" x 9' (3.07m x 2.74m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, fitted oven and hob. With window to the rear.

Conservatory

17' 7" x 7' 9" (5.36m x 2.36m)

Very spacious conservatory, with gas central heating radiator to the rear.

Bedroom One

10' 10" x 9' 1" (3.30m x 2.77m)

With window to the rear and gas central radiator to the front.

Bedroom Two

9' x 8' (2.74m x 2.44m)

With gas central heating radiator the side.

Outside

With driveway providing space for multiple cars, long driveway leading to the side door and spacious conservatory leading to the rear garden. Decking and lawn to the rear.





welcome to

St. Abbs Walk, Bradford

- Two bedrooms
- Conservatory
- Driveway
- Decked garden
- £210,000

Tenure: Freehold EPC Rating: C

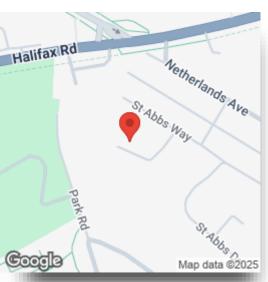
Council Tax Band: B

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116357



Property Ref: BDF116357 - 0005 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

Wibsey@williamhbrown.co.uk

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

williamhbrown.co.uk

01274 693138

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.