



Airedale Crescent, Bradford BD3 0JX

welcome to

Airedale Crescent, Bradford

Four/five bedroom through terrace property which has been extended. Situated within an established and popular residential area and within easy reach of local amenities and schools.



Entrance Area

Double glazed door with automatic lock provides access to the entrance area.

Lounge/ Dining Room

13' 11" x 8' 2" (4.24m x 2.49m)

Has UPVC double glazed window, gas central heating radiator and base and wall units.

Kitchen

11' 2" x 10' 2" (3.40m x 3.10m)

Forms the extension to the property. Kitchen comprises of a range of base and wall units in gloss cream and is adapted for wheelchair use and has height adjustable stainless steel sink and drainer and electric hob. There is built in electric oven and microwave, plumbing for an automatic washing machine and dishwasher, roof window and UPVC double glazed patio doors which provide access to the rear of the property.

Ground Floor Bedroom

14' x 10' 10" (4.27m x 3.30m)

Has UPVC double glazed window to the front and double glazed patio doors to the rear garden. There is also a gas central heating radiator and bed hoist. This room could be converted back to a second reception room.

En Suite Wetroom

Comprises of wash hand basin, W/C, Electric shower, heated towel rail and tiled walls.

First Floor Landing

Has UPVC double glazed window.

Bedroom One

14' x 10' 10" (4.27m x 3.30m)

Bedroom One has UPVC double glazed window, gas central heating radiator, wall units and desk along with spotlights.

Bedroom Two

9' 8" Into Wardrobe x 8' (2.95m Into Wardrobe x 2.44m)

With fitted wardrobe, gas central heating radiator, UPVC double glazed window and spotlights.

House Bathroom

House bathroom comprises of a panel bath with mixer taps, mixer shower and shower screen, wash hand basin with mixer tap set in vanity unit and W/C. There is also part tiled walls, UPVC double glazed window and heated towel rail.

Second Floor

Second Floor Bedroom Three

14' x 10' 10" (4.27m x 3.30m)

Second floor bedroom three has gas central heating radiator, fakro roof window and spotlights. Please note this room has restricted head height.

Second Floor Bedroom Four

13' 2" x 12' 2" (4.01m x 3.71m)

Second floor bedroom three has gas central heating radiator, fakro roof window and spotlights. Please note this room has restricted head height.

Outside

There is wheelchair access to the front and flagged patio to the rear.



view this property online williamhbrown.co.uk/Property/BDF108828



welcome to

Airedale Crescent, Bradford

- Through Terrace Property
- Four/Five Bedrooms
- Adapted For Wheelchair Access
- Extended
-

Tenure: Freehold EPC Rating: D

£118,000

directions to this property:

From our office in Wibsey, proceed down Wibsey High Street to Odsal Roundabout and take the first exit down Manchester Road. Proceed to the City Centre. At Jacob Wells Roundabout, take the second exit on to Hall Ings. Proceed until the traffic lights and take the left on to Shipley Airedale Road. At the next lights, take the right on to Barkerend Road. At the roundabout take the first exit on to Otley Road and proceed. Take the right on to Airedale Crescent where the property is located on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF108828

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
BDF108828 - 0009

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



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk