









# welcome to

# **Beldon Park Close, Bradford**

This well presented three bedroom semi detached dormer property. Occupying a cul de sac position and situated within a sought after and popular residential area. This property provides ideal family accommodation and benefiting from spacious four piece bathroom. Guide price £140,000 - £150,000













#### Kitchen

11' 10" x 8' 5" ( 3.61m x 2.57m )

UPVC double glazed door provides access to the kitchen. With a range of base and wall units in white incorporating asterite sink and drainer with work surfaces. Built in four ring gas hob with electric oven. Plumbing for washing machine, splash back tiling and breakfast bar. UPVC double glazed window and gas central heating radiator.

## Lounge

17' 10" x 10' 4" ( 5.44m x 3.15m )

Well presented lounge with UPVC double glazed window, two gas central heating radiators and living flame gas fire set in marble fireplace.

## **Dining Room**

15' 5" x 10' 4" ( 4.70m x 3.15m )

With double glazed patio doors providing access to rear garden, gas central heating radiator and open staircase to first floor.

### **Bathroom**

Spacious bathroom benefiting from a four piece suite comprising of panelled bath with mixer taps, wash hand basin with mixer taps and WC built into bathroom units with work tops. Shower cubicle with electric shower over, tiles walls and floor. Gas central heating radiator and two UPVC double glazed windows.

### **Ground Floor Bedroom Three**

9' 3" x 8' 5" ( 2.82m x 2.57m )

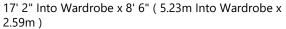
With UPVC double glazing and gas central heating radiator.

### First Floor Bedroom One

18' 3" Into Wardrobes x 10' 4" Max ( 5.56m Into Wardrobes x 3.15m Max )

With UPVC double glazed dormer window, gas central heating radiator and fitted wardrobe with sliding doors.

### **Bedroom Two**



With UPVC double glazed window and fitted wardrobes with sliding door.

#### Outside

To the outside, driveway leads to attached garage with up and over door, door access to rear, power and light. Lawn garden to the front with borders. To the rear, enclosed garden comprises of lawn with borders, pebbled area and flagged patio.





## welcome to

# **Beldon Park Close, Bradford**

- Three bedroom dormer property
- Highly presented throughout
- Located in a sought after residential area
- Appealing to families
- Guide price £140,000 £150,000

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £150,000









Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/BDF110664 **see all our properties on** zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref: BDF110664 - 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.





01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk