



**Bradford Road, East Bierley Bradford BD4 6PB**

**welcome to**

**Bradford Road, East Bierley Bradford**

Offered to the market is this ready to move into three bedroom mid terrace property. Property is spacious throughout with loft room offering occasional bedroom four and office space. Price is £195,000.



### **Entrance Porch**

UPVC door to the front.

### **Entrance Hall**

Entrance hall with gas central heating radiator and old style tiled flooring.

### **Lounge**

17' 8" into bay x 12' 1" into recess ( 5.38m into bay x 3.68m into recess )

Bay window to the front, feature fireplace set with ornamental fire and two gas central heating radiators.

### **Kitchen/ Diner**

12' 9" into recess x 15' 1" ( 3.89m into recess x 4.60m )

Spacious kitchen/Diner with a range of fitted wall and base units incorporating sink and drainer with work surfaces, Patio doors leading to the rear garden. Kitchen also offers access to the utility room, down stairs WC and storage cellar.

### **Downstairs Cloakroom**

Located off the utility room with low level w/c, wash hand basin and window to the rear.

### **Utility Room**

Plumbing for washing machine, heated towel rail and door to the rear.

### **Landing**

Spacious first floor landing with gas central heating radiator and access to loft room.

### **Bedroom One**

14' 7" x 12' 2" into recess ( 4.45m x 3.71m into recess )

Window to the front and gas central heating radiator.

### **Bedroom Two**

12' 10" x 15' 1" ( 3.91m x 4.60m )

Window to the rear and gas central heating radiator.

### **Bedroom Three**

11' 2" x 7' 2" ( 3.40m x 2.18m )

Window to the front and gas central heating radiator.

### **Loft Room**

18' 2" x 18' 4" ( 5.54m x 5.59m )

Loft room is access via the first floor landing with pull down ladder. With two velux windows. The loft space is currently split in to two and one part is used as an occasional bedroom and the second part is used as a home office. This room offers masses of potential.

### **Bathroom**

Spacious bathroom with a four piece suite comprising panel bath, shower cubicle, wash hand basin, w/c, window to the rear and gas central heating radiator.

### **Outside**

To the front small frontage and to the rear good size enclosed lawn garden with decking area.



**view this property online** [williamhbrown.co.uk/Property/BDF113069](http://williamhbrown.co.uk/Property/BDF113069)



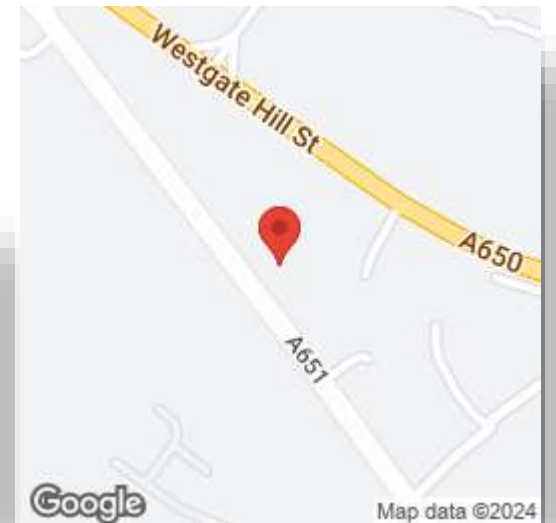
welcome to

## Bradford Road, East Bierley Bradford

- Three bedroom plus loft room
- Mid terrace
- Downstairs w/c and utility room
- Well presented throughout
- £195,000

Tenure: Freehold EPC Rating: D

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF113069](http://williamhbrown.co.uk/Property/BDF113069)



Property Ref:  
BDF113069 - 0019

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



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



**williamhbrown.co.uk**