

Flawith Drive, Bradford BD2 3PE

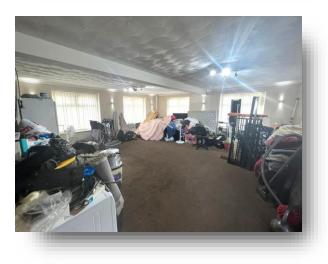


welcome to

Flawith Drive, Bradford

Offering spacious versatile accommodation throughout! Are you looking for a six bedroom, three reception room property? Off street driveway parking and gardens to the three sides! uPVC double glazing, gas central heating and solar panels. Energy Rating: C













Entrance Hall

A uPVC double glazed door leads into the entrance hall providing access into two receptions rooms and the kitchen. Staircase rises to the first floor landing.

Living Room

15' 3" x 11' 10" (4.65m x 3.61m) uPVC double glazed window and central heating radiator.

Reception Room

10' 9" \star 10' 5" (3.28m x 3.17m) uPVC double glazed window and central heating radiator.

Lounge

19' 7" x 19' 2" ($5.97m \times 5.84m$) This light and airy room boasts numerous uPVC double glazed windows and patio doors. Central heating radiator.

Kitchen

17' 2" x 9' 2" (5.23m x 2.79m)

A range of wall and base units with complementary work tops, inset sink with mixer tap and drainer. Eye level oven with four ring gas hob. Plumbing for a dishwasher. uPVC double glazed window and door, central heating radiator and doors into the lounge & utility room / W.C

Utility / W.C

Plumbing for a washing machine. W.C fitted. Two uPVC double glazed windows.

First Floor Landing

Access into the six bedrooms, bathroom & shower room. uPVC double glazed window.

Bedroom One

19' 2" x 11' 6" ($5.84m\ x\ 3.51m$) An L Shaped room with three uPVC double glazed windows and central heating radiator.

Bedroom Two

11' 10" x 11' 3" (3.61m x 3.43m)

uPVC double glazed window and central heating radiator.

Bedroom Three

9' 5" x 8' 8" (2.87m x 2.64m) uPVC double glazed window and central heating radiator.

Bedroom Four

10' 9" x 8' 6" ($3.28m\ x\ 2.59m$) uPVC double glazed window and central heating radiator.

Bedroom Five

9' 5" x 7' 9" (2.87m x 2.36m) uPVC double glazed window and central heating radiator.

Bedroom Six

9' 5" x 7' 9" (2.87m x 2.36m) uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising bath, W.C and wash hand basin. Tiled walls, uPVC double glazed frosted glass window and central heating radiator.

Shower Room

A three piece suite comprising of: walk in shower unit, low flush W.C and a wash hand basin. uPVC double glazed frosted glass window.

Exterior

Gated entrance with off street driveway parking with gardens to the three sides including a lawn to the side.





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Flawith Drive, Bradford

- Six bedrooms
- Three receptions rooms
- Previously two houses
- Solar panels
- Off street driveway parking

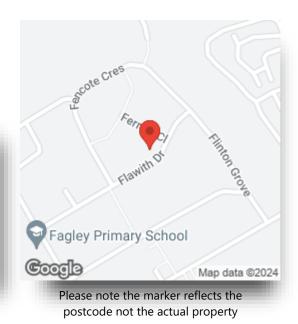
Tenure: Freehold EPC Rating: C

offers in excess of

£265,000







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Property Ref: SHP109597 - 0018 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.

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