









welcome to

Quarry Bank Road, Bradford

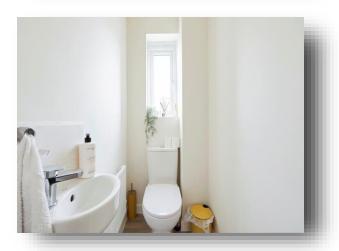
Ready to move straight into is this immaculately presented three bedroom semi detached with 8 years remaining on the NHBC. With generous room sizes, modern kitchen diner with French doors into the enclosed lawned rear garden. Off street parking. uPVC DG & GCH. Energy Rating: B.













Entrance Hall

A composite door leads into the entrance hall with staircase rising to the first floor landing and a door into living room.

Living Room

14' 10" x 11' (4.52m x 3.35m)

A spacious light and airy room with uPVC double glazed bay window to the front elevation with a central heating radiator and door into the inner hall.

Inner Hall

Accessed off the living room, with a door into the W.C and storage cupboard.

W.C

A low flush W.C. and a wash hand basin with uPVC double glazed frosted glass window and central heating radiator.

Storage Cupboard

Useful storage cupboard.

Kitchen Diner

14' 7" x 8' 11" (4.45m x 2.72m)

A range of modern wall and base units with complementary work surfaces with matching upstanding, stainless steel sink with mixer tap and drainer. Integral electric oven with four ring gas hob and exposes extractor. Integral fridge / freezer, washing machine and dishwasher. Wood effect flooring, uPVC double glazed window with uPVC double glazed French doors leading out into the rear garden.

First Floor Landing

Generous size landing with access into two bedrooms and the house bathroom with staircase leading to the second floor bedroom. uPVC double glazed window and central heating radiator.

Bedroom Two

14' 8" x 8' 9" (4.47m x 2.67m)

A good size bedroom with uPVC double glazed window overlooking the rear garden and central

heating radiator.

Bedroom Three

9' 5" \times 8' 1" ($2.87m \times 2.46m$) uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising of bath with shower over and a glazed shower screen, low flush W.C and wash hand basin. uPVC double glazed frosted glass window and central heating radiator.

Second Floor Bedroom One

the three piece en-suite shower room.

18' 8" x 14' 8" (5.69m x 4.47m)
What a size bedroom! With a uPVC double glazed window and central heating radiator, with a door into

En-Suite Shower Room

A white three piece suite comprises: walk in shower unit, low flush W.C and a wash hand basin. uPVC double glazed frosted glass window and central heating radiator.

Exterior

Off street parking to the rear with a fully enclosed lawned rear garden offering an excellent degree of privacy.





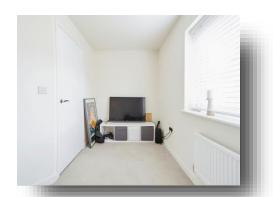
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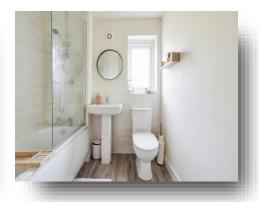
- Three bedroom semi detached
- Well presented throughout
- 8 years remain on the NHBC
- Accommodation over three floors
- Enclosed lawn rear garden

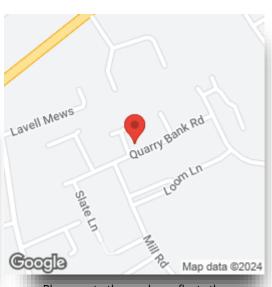
Tenure: Freehold EPC Rating: B

£250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SHP109874 - 0006 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 quidance 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 531233



william h brown

Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk

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