



Dyson Street, Bradford BD9 4DE

welcome to

Dyson Street, Bradford

Offering spacious versatile accommodation across four floors is this two bedroom mid terrace. Handily located within Heaton, close to local shops, amenities, walking distance of the BRI and schools. Enclosed paved garden with on street parking. uPVC double glazing & gas central heating throughout.



Offering spacious versatile accommodation across four floors is this two bedroom mid terrace. Handily located within Heaton, close to local shops, amenities, walking distance of the BRI and schools. Accommodation comprises: living room, spacious kitchen diner to the lower ground floor, two bedrooms and a white three piece bathroom. Enclosed paved garden with on street parking. uPVC double glazing & gas central heating throughout. Energy Rating: D

Living Room

15' 2" x 15' 3" (4.62m x 4.65m)

A uPVC double glazed door leads into the living room with feature fireplace, central heating radiator and uPVC double glazed window overlooking the garden. Doors lead down to the dining kitchen and additional door to the staircase rising to the first floor landing.



Basement Kitchen Diner

14' 8" x 14' 4" (4.47m x 4.37m)

A range of white wall and base units with complementary work tops, splash back tiling, stainless steel sink with mixer tap and drainer. Integral electric oven and four ring gas hob with hidden extractor. Space for a fridge freezer and plumbing for a washing machine. uPVC double glazed window and central heating radiator. Under stair storage cupboard.

First Floor Landing

Access into bedroom one and bathroom with staircase rising to the second floor bedroom. Storage cupboard to the landing.



Bedroom One

15' 3" x 10' 7" (4.65m x 3.23m)

uPVC double glazed window and central heating radiator with a built in storage cupboard.

Bathroom

A white three piece bathroom with fully tiled walls and a uPVC double glazed frosted glass window. Bath with shower over, low flush W.C and a wash hand basin. Central heating radiator.

Second Floor Bedroom Two

17' 1" x 14' 4" (5.21m x 4.37m)

A good size room with uPVC double glazed window, central heating radiator. wood effect flooring and a W.C with a wash hand basin.



Exterior

An enclosed paved garden to the front.



view this property online williamhbrown.co.uk/Property/SHP109986



welcome to

Dyson Street, Bradford

- Spacious accommodation
- Over four floors
- Two bedrooms
- Mid terrace with enclosed garden
- uPVC DG & GCH

Tenure: Freehold EPC Rating: D

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP109986](https://www.williamhbrown.co.uk/Property/SHP109986)



Property Ref:
SHP109986 - 0002

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 531233



Shiple@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)