





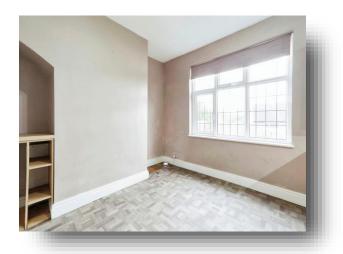




# welcome to

# **Albion Road, Bradford**

William H Brown are pleased to welcome to the market this three bedroom Semi-detached home! Ideal for a growing family. In a well sought after residential area, handily located close to shops and local amenities. uPVC double glazing & gas central heating throughout. Energy Rating: D













#### Entrance

The entrance hall into the property has a composite door to the front.

## Lounge

13' 10" x 11' 2" ( 4.22m x 3.40m )

In the lounge there is a double glazed window to the front and a central heating radiator.

#### Kitchen

15' 5" x 11' 5" ( 4.70m x 3.48m )

narrowing to 8'05"

The kitchen has a range of wall and base units with complimentary work surfaces, a stainless steel sink and a has hob and oven. There is also a double glazed PVC door to the side and a double glazed window to the rear and side.

# First Floor Landing Bedroom One

14' x 9' 6" ( 4.27m x 2.90m )

Bedroom one has a double glazed bay window to the front and a central heating radiator.

#### **Bedroom Two**

11' 5" x 10' 9" ( 3.48m x 3.28m )

In the second bedroom there is a double glazed window to the rear and a central heating radiator.

## **Bedroom Three**

6' 10" x 6' 2" ( 2.08m x 1.88m )

The third bedroom has a central heating radiator and a double glazed window to the front.

## **Bathroom**

The bathroom has a WC, a wash hand basin and a bath with shower. There is also a double glazed window to the rear and a central heating radiator.

## **Exterior**

To the front of the property there is a turfed space and a shared drive way. To the rear of the property there is also a turfed area and a detached garage.





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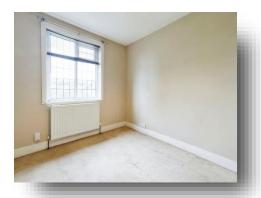
# **Albion Road, Bradford**

- Three bedroom semi detached
- Shared drive
- Gardens to front & rear
- Popular residential area
- No upper chain

Tenure: Freehold EPC Rating: D

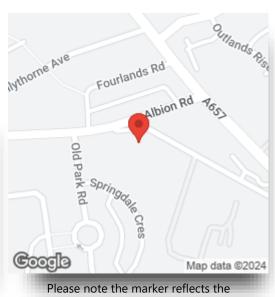
offers in excess of

£180,000









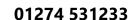
postcode not the actual property

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Property Ref: SHP109789 - 0005 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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