



**Albion Road, Bradford BD10 9QP**

**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 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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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP109789 - 0005

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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.



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