









## welcome to

## Ranelagh Avenue, Bradford

\*ATTENTION FIRST TIME BUYERS\* Well presented three bedroom semi detached. Handily located for local shops, schools, bus routes and ideal for commuters of both Leeds & Bradford. Driveway parking to the front with enclosed front & rear gardens. uPVC double glazing & gas central heating throughout.





\*ATTENTION FIRST TIME BUYERS\* Well presented three bedroom semi detached. Handily located for local shops, schools, bus routes and ideal for commuters of both Leeds & Bradford. Internally comprising: entrance hall, living room, kitchen diner, three first floor bedrooms and a white three piece bathroom. Driveway parking to the front with enclosed front & rear gardens. uPVC double glazing & gas central heating throughout. Energy Rating: C





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon 1ts own inspeciencies). Powered by www.fcoapent.com

### **Entrance Hall**

### **Living Room**

12' 11" x 12' 11" ( 3.94m x 3.94m )

#### Kitchen

15' 2" x 7' 6" ( 4.62m x 2.29m )

### **First Floor Landing**

### **Bedroom One**

11' 4" x 9' 9" ( 3.45m x 2.97m )

#### **Bedroom Two**

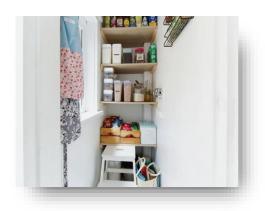
10' 8" x 9' 5" ( 3.25m x 2.87m )

#### **Bedroom Three**

8' 4" x 7' 4" ( 2.54m x 2.24m )

#### **Bathroom**

**External** 











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# Ranelagh Avenue, Bradford

- Three bedroom semi detached
- Ideal for a first time buyer
- Well presented throughout
- No upper chain
- Driveway parking

Tenure: Freehold EPC Rating: C

quide price

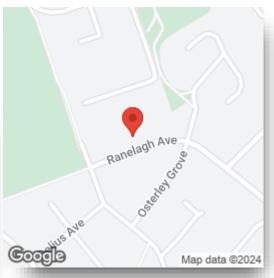
£110,000











Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110097



Property Ref: SHP110097 - 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 quidance only and as such must be considered incorrect. Potential buyers 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) 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 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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