









welcome to

Upper Woodlands Road, Bradford

Available with no upper chain is this well presented two bedroom semi detached with ample off street parking to the front of the property. uPVC double glazing & gas central heating throughout. Energy Rating: TBC





Available with no upper chain is this well presented two bedroom semi detached with ample off street parking to the front of the property. Handily located for local shops, amenities, schools and bus routes. Internally comprising: entrance, living room, kitchen diner, two first floor bedrooms and white three piece bathroom. Driveway parking to the front with an enclosed low maintenance paved garden to the rear. uPVC double glazing & gas central heating throughout. Energy Rating: TBC

Hallway

Living Room

14' 9" x 11' 7" (4.50m x 3.53m)

Kitchen Diner

15' 2" x 8' 10" (4.62m x 2.69m)

W.C

First Floor Landing

Bedroom One

14' 9" x 11' 11" (4.50m x 3.63m)

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m)

Bathroom

Exterior











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Upper Woodlands Road, Bradford

- Two bedroom semi detached
- Well presented throughout
- Modern kitchen diner
- Parking to the front
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

offers over

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110116



Property Ref: SHP110116 - 0004

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.



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