









welcome to

The Stratton Harrogate Road, Bradford

The Stratton - a magnificent 1061 sq ft three-storey home located in the well-served Community of Eccleshill near Bradford. With plenty of indoor and outdoor space plus generous storage throughout, this lovely three-bedroom home.













Specification

The Stratton benefits from a superior finish together with energy-efficient heating to help keep running costs low. A sleek, modern kitchen features coordinated worktops and matching upstands, soft close doors and integrated electric oven, gas hob and extractor hood.

Elegant Twyford sanitaryware and Porcelanosa wall tiles have created a fresh, contemporary feel within the bathroom, en suite and cloakroom. With a high-quality specification throughout, this property would make a perfect home in which to put down roots. For more information, please see the full list of specifications.

Buying Options

The Stratton is available to buy through the Shared Ownership scheme. Before committing to buy a Shared Ownership property, we recommend you take independent legal and financial advice.

Entrance Hall Living Room

12' 9" x 11' 7" (3.89m x 3.53m)

Kitchen Diner

14' 8" x 8' 11" (4.47m x 2.72m)

Wc

First Floor Landing Bedroom Two

8' 9" x 14' 9" (2.67m x 4.50m)

Bedroom Three

9' 1" x 9' 5" (2.77m x 2.87m)

Bathroom

6' 8" x 8' 1" (2.03m x 2.46m)

Lobby

6' 4" x 5' 9" (1.93m x 1.75m)

Second Floor Bedroom One

13' x 14' 9" (3.96m x 4.50m)

En-Suite

5' 5" x 7' 9" (1.65m x 2.36m)

Garden & Parking





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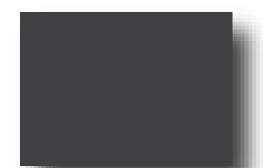
The Stratton Harrogate Road, Bradford

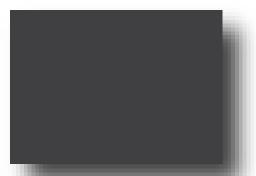
- Shared Ownership displayed at 45% = £115,647*
- Full market value £256,995
- High-quality specification
- Fitted flooring specification
- *Based on a 45% share of the full market value

Tenure: Freehold EPC Rating: Exempt

shared ownership

£115,647









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110305



Property Ref: SHP110305 - 0003 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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