



**Bridgeway Way, Bradford BD10 8BD**

**welcome to**

**Bridgagate Way, Bradford**

Available with no upper chain is this three bedroom mid terrace ideal for a first time buyer looking to put their individual stamp on their new home.



## Lounge

15' 10" x 14' 7" ( 4.83m x 4.45m )

In the lounge there is a double glazed window to the rear and a central heating radiator. There is also a gas fire and a PVC door to the rear.

## Dining Room

9' 9" x 8' 10" ( 2.97m x 2.69m )

Double glazed window to the front and a central heating radiator.

## Kitchen

9' 10" x 6' 6" ( 3.00m x 1.98m )

There is a range of wall and base units, a stainless steel sink and gas hob and oven. There is also a double glazed window to the front, central heating radiator and a PVC door to the front.

## Bedroom One

11' 11" x 8' 11" ( 3.63m x 2.72m )

Double glazed window to the rear and a central heating radiator.

## Bedroom Two

10' 11" x 8' 11" ( 3.33m x 2.72m )

Double glazed window to the front and a central heating radiator.

## Bedroom Three

6' 8" x 6' 7" ( 2.03m x 2.01m )

Double glazed window to the rear and a central heating radiator.

## Bathroom

The partly tiled bathroom has a double glazed window to the front, a shower, WC, sink and a central heating radiator.

## External

Lawned gardens to the front and rear.



**view this property online** [williamhbrown.co.uk/Property/SHP110435](http://williamhbrown.co.uk/Property/SHP110435)



welcome to

## Bridlegate Way, Bradford

- Three bedroom terrace
- Ideal for a first time buyer
- In need of modernising throughout
- uPVC double glazing & gas central heating
- Enclosed garden

Tenure: Freehold EPC Rating: Awaited

# £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SHP110435](http://williamhbrown.co.uk/Property/SHP110435)



Property Ref:  
SHP110435 - 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.

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.



william h brown



**01274 531233**



Shipleigh@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



**williamhbrown.co.uk**