



Carrier Lane, Bradford BD2 3FX

welcome to

Carrier Lane, Bradford

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Internally, the downstairs of the property compromises of a bright and airy family-sized lounge with French doors opening out onto the freshly turfed, private rear garden. As well as a sleek and modern fitted kitchen diner and a separate WC. Upstairs there are three good-sized bedrooms - a single, a double and a main bedroom that benefits from its own en-suite. Also on this floor is a stylish family bathroom. Externally, the property offers a driveway to the front and a generous sized rear garden with a paved and lawned area.

Entrance Hall

WC

Kitchen Diner

15' 1" x 8' 9" (4.60m x 2.67m)

Living Room

15' 5" x 11' 6" (4.70m x 3.51m)

Bedroom One

10' 9" x 8' 6" (3.28m x 2.59m)

En-Suite

8' 6" x 5' 4" (2.59m x 1.63m)

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

Bathroom

Exterior



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Carrier Lane, Bradford

- Semi detached
- Three bedrooms
- Two bathrooms & en-suite
- Driveway parking
- Modern specification

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP110741 - 0008

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.



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