

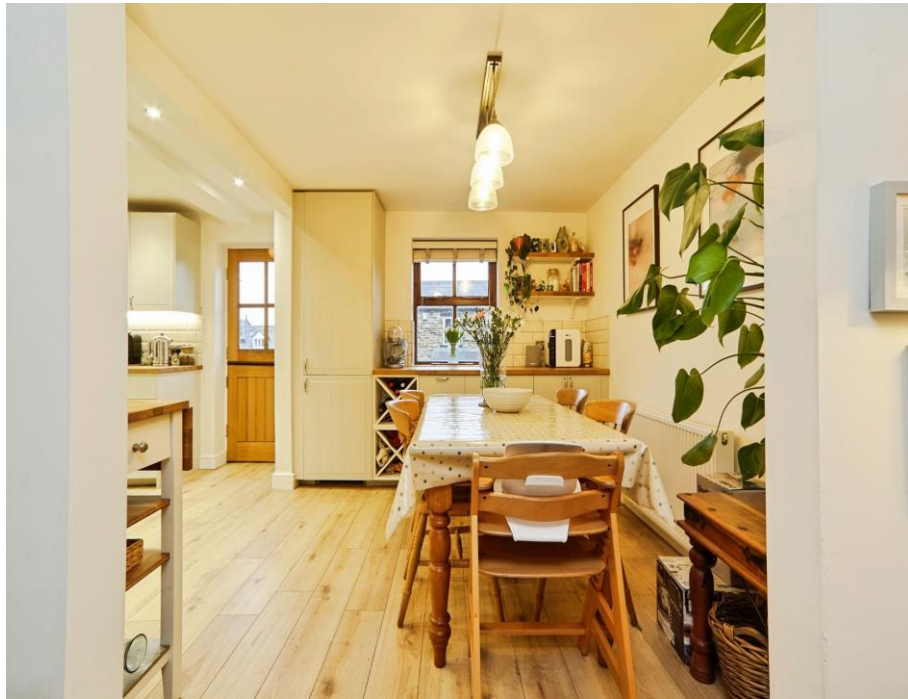


Town Lane, Bradford BD10 8PN

welcome to

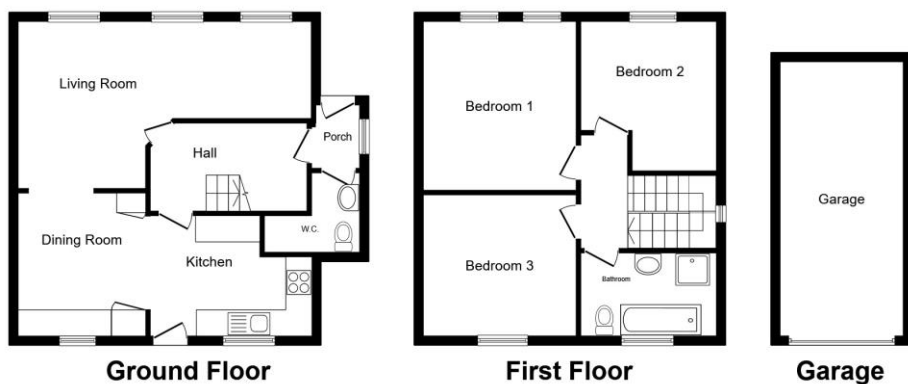
Town Lane, Bradford

A well presented three bedroom detached property, ready to move straight into. The property offers spacious accommodation throughout with three bedrooms and two reception rooms. Handily located close to a range of shops, amenities and local schools. Double glazing and central heating. EPC: D.



Situated in a popular area of BD10, we have a well presented three bedroom detached property, ready to move straight into. Ideal for families, the property offers spacious accommodation throughout with three bedrooms and two reception rooms. Handily located close to a range of shops, amenities and local schools. Benefiting from garden space to the front, side and rear along side a driveway and single garage.

Internally, the property comprises of an entrance porch, downstairs WC, living room, dining room/kitchen. Three bedrooms to the first floor with a family bathroom. Externally, the property offers turfed and pebbled garden areas to the front, side and rear with a single garage and driveway. Double glazing and central heating throughout.



Total floor area 117.9 m² (1,269 sq.ft.) approx

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 its own inspection(s). Powered by www.propertybox.io



Entrance Porch

WC

Living Room

21' 9" x 12' 7" (6.63m x 3.84m)

Dining Room

10' 8" x 9' 1" (3.25m x 2.77m)

Kitchen

12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom Three

10' 6" x 10' (3.20m x 3.05m)

Bathroom

Exterior



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welcome to

Town Lane, Bradford

- Detached
- Three bedrooms & two reception rooms
- Garden space to the front and rear
- Driveway & single garage
- Handily located

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110990 - 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 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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