

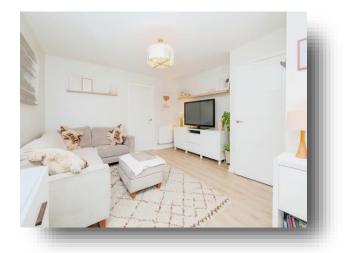
# **Brompton Drive, Bradford BD10 0DW**



# welcome to

## **Brompton Drive, Bradford**

A three bedroom semi detached house, beautifully presented throughout with neutral decor, modern kitchen/diner, modern bathroom and private landscaped rear garden. A driveway provides off street parking. Located in a popular residential location with Apperley Bridge train station close by.













#### **Entrance Hall**

Enter from the front into the hallway with laminate flooring, radiator, a door to the guest wc and stairs leading to the first floor.

#### Guest Wc

Always useful to have in a family home with a wc, pedestal wash hand basin, radiator and a uPVC double glazed window to the front.

#### Lounge

14' 3" x 13' 1" ( 4.34m x 3.99m )

A good size, bright and airy room with neutral decor, laminate flooring, two radiators and a uPVC double glazed window to the front.

#### Kitchen/Diner

16' 1" x 10' 6" ( 4.90m x 3.20m )

A spacious and modern kitchen offering a range of wall and base units with wooden work surfaces incorporating a sink, drainer and gas hob with extractor fan above. Integrated appliances include an electric oven, dishwasher and there are spaces for a full height fridge freezer and washing machine. Also benefiting from an understairs storage cupboard, radiator, laminate flooring, a uPVC double glazed window and fully glazed patio doors to the rear leading out to the garden.

#### Landing

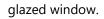
The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms, bathroom and access to the loft.

## **Bedroom One**

13' 8" x 9' 4" (  $4.17m \ x 2.84m$  ) A double bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

## **Bedroom Two**

11' 2" x 9' 4" ( 3.40m x 2.84m ) A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double



#### **Bedroom Three**

9' 11" x 7' 1" ( 3.02m x 2.16m ) A good size single bedroom positioned to the front elevation with storage over the bulkhead, laminate flooring, radiator and a uPVC double glazed window.

#### Bathroom

A modern bathroom with tiling to the floor and splash areas, fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and a uPVC double glazed window to the rear.

### Outside

To the front of the property there is a small low maintenance garden with well established shrubs and there is a driveway to the side providing off street parking. To the rear there is a private landscaped garden, perfect for entertaining and al fresco dining. Off the patio there is a paved seating area and a small lawn beyond. Down some steps takes you to a further area laid to lawn and all kept private with fenced borders.





## welcome to

# **Brompton Drive, Bradford**

- Semi Detached House
- Three Good Size Bedrooms
- Beautifully Presented Throughout With Neutral Decor
- Private Landscaped Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B

offers over

£300,000





## view this property online williamhbrown.co.uk/Property/YEA106651



Property Ref:

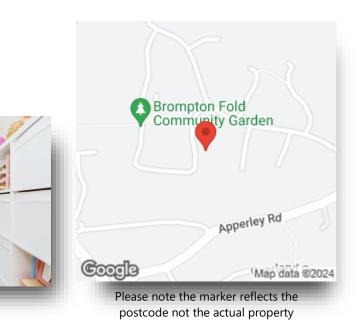
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or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, 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.

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

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## Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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