









welcome to

New Line, Bradford

A well-presented end-terrace home, ready for immediate occupation and offered with no onward chain. The property boasts two double bedrooms, a modern kitchen/diner, a useful cellar, and a versatile loft room. Externally, there is a private rear garden and the benefit of off-street parking.













Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

13' 7" Max x 11' 6" Max (4.14m Max x 3.51m Max) A good size room having a feature fireplace.

Kitchen/Diner

14' 8" Max x 11' 5" Max (4.47m Max x 3.48m Max) The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances, table and chairs.

Cellar

A great storage space.

Bedroom One

13' 8" Max x 11' 7" Max (4.17m Max x 3.53m Max) A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Two

11' 6" Max x 7' 9" Max (3.51m Max x 2.36m Max) A double bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

With tiled walls and comprising a bath with shower over, wash hand basin and wc.

Loft Room

13' 5" Max x 12' 7" Max (4.09m Max x 3.84m Max) A great space with the potential to fully convert STBR.

Outside

To the front and rear there are low maintenance gardens and storage shed. There is also off street parking to the rear accessed down the side of the terraces.

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details





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New Line, Bradford

- END TERRACE HOUSE
- READY TO MOVE INTO ACCOMMODATION
- TWO DOUBLE BEDROOMS
- LOFT ROOM
- CELLAR

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£180,000







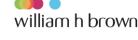


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107174



Property Ref: YEA107174 - 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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