







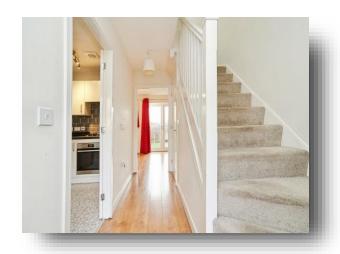


## welcome to

# **Brompton Drive, Bradford**

Well-presented mid-terrace townhouse in a desirable location close to the train station. Features two double bedrooms, a modern kitchen and bathroom, off-street parking, and a private rear garden. Offered with no onward chain! Option to purchase a 50% share for £117,500 T&C's apply.













**Shared Ownership Opportunity** 

There is the option to purchase a 50% shared ownership for £117,500 (T&C's apply) or 100% for £227,000 (Recently reduced from £235,000)

#### **Entrance Hall**

Enter from the front into the welcoming hallway with access to the downstairs wc.

## Lounge

A bright and airy room with fully glazed patio doors opening to the garden.

#### Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

#### **Downstairs Wc**

With a wc and wash hand basin.

#### **Bedroom One**

A double bedroom with space for free standing furniture.

#### **Bedroom Two**

A double bedroom with space for free standing furniture.

#### **Bathroom**

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and basin.

## Outside

To the front there is a driveway providing off street parking for two cars and the private rear garden has a lawn and paved seating area.

## **Agents Note**

- 1, There is a Right of Way to the rear for access to the front of the house.
- 2, The house cannot be used for holiday home use.

## Management/Services Charge

Approx £140 pa





## welcome to

# **Brompton Drive, Bradford**

- MID TERRACE TOWN HOUSE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

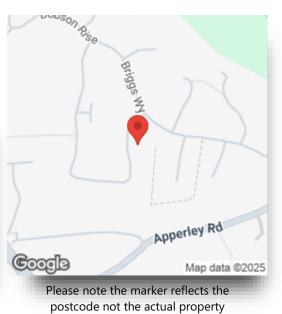
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £227,000









view this property online williamhbrown.co.uk/Property/YEA106496



Property Ref: YEA106496 - 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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

0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk

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