





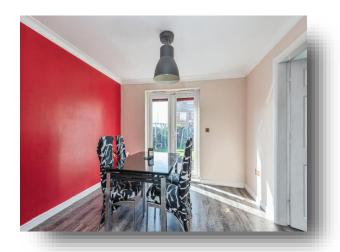


# welcome to

# **Beanland Gardens, Bradford**

A great size four bedroom detached property located in a popular location.

Benefiting from two reception rooms, study, three toilets, garage and good size enclosed rear garden. offer over £305,000.













#### **Entrance Hall**

With radiator and understair storage.

#### **Downstairs W/C**

With wash hand basin, w/c and window to the side.

## Lounge

14' 8" x 12' 7" ( 4.47m x 3.84m )
With window to the front and radiator.

## **Dining Room**

 $10' \ 2'' \ x \ 10' \ 3'' \ (3.10m \ x \ 3.12m \ )$  With patio doors to the rear and radiator.

#### Kitchen

14' 9" x 10' 2" ( 4.50m x 3.10m )

Fitted kitchen with a range of grey wall and base units incorporating sink and drainer with work surfaces, eye level oven, gas hob, radiator and two windows to the rear.

## Study

7' 1" x 5' 7" ( 2.16m x 1.70m )
With window to the front and radiator.

## **Utility Room**

With plumbing for washing machine, door to the rear and houses the boiler.

## Landing

With storage cupboard and provides access to the loft via pull down ladder.

## **Bedroom One**

13' 5" x 13' (4.09m x 3.96m)

With bay window to the front, built in wardrobes and radiator.

#### **Ensuite**

Comprises of shower cubicle, wash hand basin, w/c, ceiling spot lights, window to the front and radiator.

## **Bedroom Two**

10' 4" x 9' 6" ( 3.15m x 2.90m )

With window to the rear and radiator.

#### **Bedroom Three**

13' 8" x 9' (4.17m x 2.74m)
With window to the front and radiator.

#### **Bedroom Four**

8' 7" x 10' 6" ( 2.62m x 3.20m ) With window to the rear and radiator.

#### **Bathroom**

Three piece suite comprises of bath, wash hand basin, w/c, window to the rear and radiator.

#### **Outside**

Pebbled garden area to the front with driveway leading to detached garage and to the rear enclosed well maintained lawn garden area.





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# **Beanland Gardens, Bradford**

- Four Bedroom
- Detached
- Two Reception Rooms
- Driveway & Garage
- Study

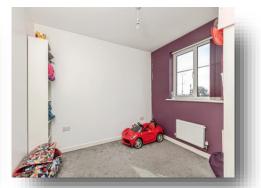
Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£305,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BDF116261



Property Ref: BDF116261 - 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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