





Marion Drive,Shipley BD18 2EY

william h brown

welcome to

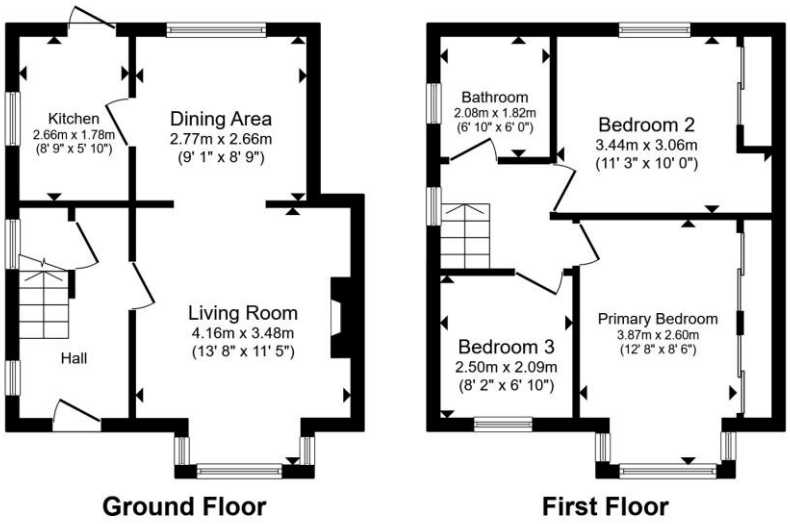
Marion Drive, Shipley

Situated on Marion Drive, Bradford, BD18, this three-bedroom semi-detached property offers excellent potential for improvement and features a fitted kitchen, spacious reception room, fitted shower room, and generous living accommodation throughout.





Situated on Marion Drive, Bradford, BD18, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to modernise and add value. Requiring some improvement, the property features a fitted kitchen, a spacious reception room, and a fitted shower room, together with three well-proportioned bedrooms. Offering plenty of potential to create a comfortable family home, the property is conveniently located close to local amenities, schools, and transport links, making it an ideal purchase for first-time buyers, families, or investors.



Total floor area 66.9 m² (720 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

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Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Living Room

13' 8" x 11' 5" (4.17m x 3.48m)



Dining Area

9' 1" x 8' 9" (2.77m x 2.67m)

Kitchen

8' 9" x 5' 10" (2.67m x 1.78m)



First Floor Landing

Bedroom One

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

Bathroom



Garden

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Marion Drive, Shipley

- Three Bedrooms
- Semi-Detached
- Fitted Kitchen and Shower Room
- Spacious Reception Room
- £160,000

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111468 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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