



Rydal Avenue, Bradford BD9 4LS

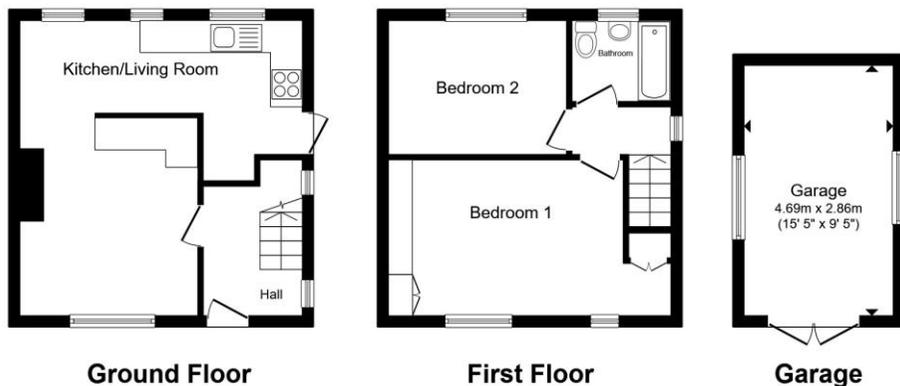
welcome to

Rydal Avenue, Bradford

LOOKING FOR A BUY TO LET OR FIRST TIME BUY? Located in the popular residential area of Frizinghall, we have a two bedroom, semi detached offering great potential. Handily located close to local amenities. Benefiting from a detached garage and driveway. Double glazing and central heating throughout.



Available with no upper chain and located in the popular residential area of Frizinghall, we have a two bedroom, semi detached offering great potential and opportunity for improvement throughout. Located within easy reach of local amenities, transport links and schools. Ideal as a buy to let or first time buy. Internally, the property compromises of an entrance hallway, open plan kitchen and living room, two bedrooms and a house bathroom. Externally, the property enjoys a detached garage and a gated driveway. Also benefiting from a front garden and good size lawned rear garden. Double glazing and central heating throughout.



Total floor area 72.2 m² (777 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



Living Room

18' 2" x 11' (5.54m x 3.35m)

Kitchen

17' 9" x 8' (5.41m x 2.44m)

Bedroom One

17' 6" x 9' 2" (5.33m x 2.79m)

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Bathroom

Exterior



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welcome to

Rydal Avenue, Bradford

- No upper chain
- Semi detached
- Two bedrooms
- Detached garage and driveway
- Front and rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111030



Property Ref:
SHP111030 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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