



Whetley Hill, Bradford BD8 8NA

welcome to

Whetley Hill, Bradford

A must view property to appreciate the space on offer with four good size bedrooms, three reception rooms and two bathrooms. Located in a very popular location close to schools and the BRI.



Entrance Hall

Hallway with staircase leading to the ground floor and first floor.

Lounge

16' 1" into bay x 12' 6" (4.90m into bay x 3.81m)
With bay window to the front, feature fireplace and gas central heating radiator.

Second Reception Room

13' 5" x 12' 6" (4.09m x 3.81m)
With window to the rear and gas central heating radiator.

Dining Room

10' 9" plus bay x 9' 7" (3.28m plus bay x 2.92m)
Located on the lower ground floor with window to the front.

Kitchen

13' 6" x 7' 7" (4.11m x 2.31m)
Fully fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven with gas hob and cooker hood. With window to the rear.

Shower Room

Located on the lower ground floor three piece shower room with shower cubicle, wash hand basin and WC with window to the rear.

First Floor Landing

First floor landing has window to the rear.

Bedroom Two

18' 8" x 10' 2" max (5.69m x 3.10m max)
With window tot he front and gas central heating radiator.

Bedroom Three

10' 9" x 10' 2" max (3.28m x 3.10m max)
With window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC with window to the front.

Second Floor Landing

With window to the rear.

Bedroom One

15' 11" x 12' 4" max (4.85m x 3.76m max)
Located on the second floor with window tot he front and gas central heating radiator.

Bedroom Four

13' 6" x 10' max (4.11m x 3.05m max)
With window to the rear and gas central heating radiator.

Outside

Well maintained yard areas tot he front and rear.



view this property online williamhbrown.co.uk/Property/BDF116497



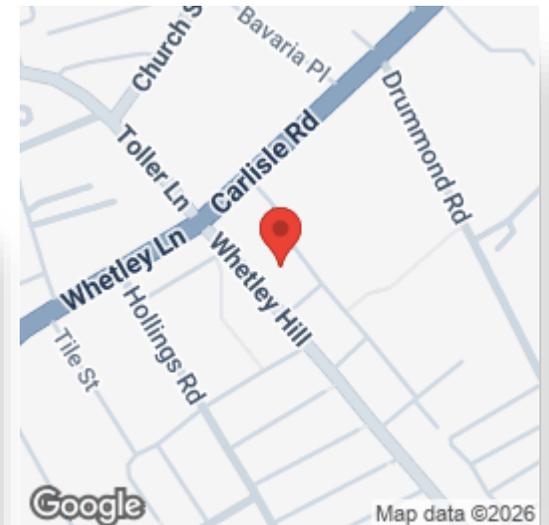
welcome to

Whetley Hill, Bradford

- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Set Over Four Floors
- Price £220,000

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

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/BDF116497



Property Ref:
BDF116497 - 0006

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 Corp 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.

 **william h brown**
Incorporating
**Porter
Glenny**



01274 693138



Wibsey@williambrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williambrown.co.uk