



Leylands Lane, Bradford BD9 5QS

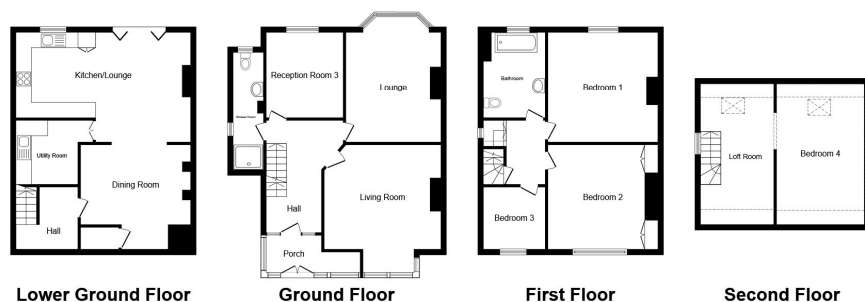
welcome to

Leylands Lane, Bradford

Located in the highly regarded area of Heaton is this impressive four bedroom semi detached offering ample accomodation over four floors. Boasting three reception rooms, 22ft kitchen dining / living space, three bedrooms to the first floor with bathroom & fourth loft bedroom. Double garage.



Located in the highly regarded area of Heaton is this impressive four bedroom semi detached offering ample accommodation over four floors. The property is ideally situated for commuters into Bradford & Leeds as well as being close by to the BRI hospital. Internally the property comprises: entrance porch, hallway, three reception rooms to the ground floor with a 22ft kitchen dining / living space, three first floor bedrooms and bathroom with additional fourth bedroom in the loft area of which could be split into two (subject to relevant planning) creating a fifth bedroom. Externally the property has driveway parking to the front alongside a lawned area with low maintenance rear paved patio, additional parking and a double detached garage.



Total floor area 223.1 m² (2,402 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



Porch & Hall

Living Room

16' 11" x 14' 11" (5.16m x 4.55m)

Lounge

18' 3" x 12' (5.56m x 3.66m)

Reception Room Three

11' 5" x 10' 1" (3.48m x 3.07m)

Shower Room

Lower Ground Floor

Kitchen / Living

22' 2" x 14' (6.76m x 4.27m)

Dining Room

18' 3" x 12' (5.56m x 3.66m)

Utility Room

7' 8" x 6' 9" (2.34m x 2.06m)

First Floor Landing

Bedroom One

13' 4" x 12' 11" (4.06m x 3.94m)

Bedroom Two

14' 2" x 14' 3" (4.32m x 4.34m)

Bedroom Three

8' x 8' (2.44m x 2.44m)

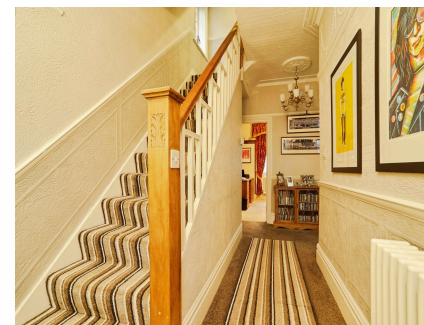
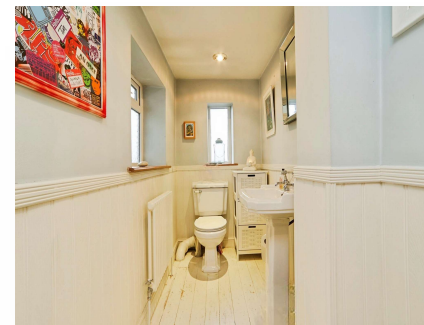
Bathroom

Second Floor

Bedroom Four

21' x 18' 3" (6.40m x 5.56m)

Exterior



view this property online williamhbrown.co.uk/Property/SHP111095



welcome to

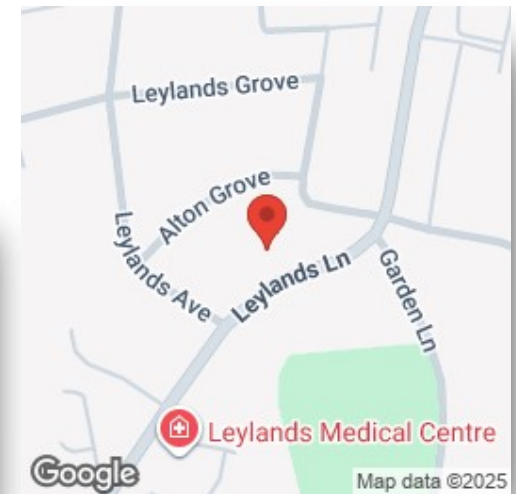
Leylands Lane, Bradford

- Four bedroom semi detached
- Three / Four reception rooms
- Over 2000 sq foot
- Sought after location
- Driveway parking & double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111095



Property Ref:
SHP111095 - 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.



william h brown



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk