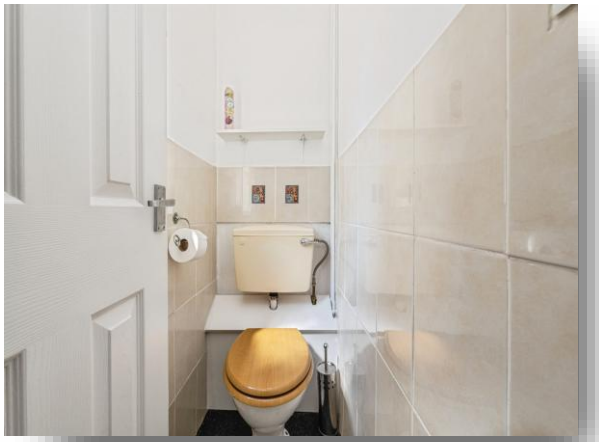
Shirley Crescent,Wyke Bradford BD12 8RR

william
h brown

welcome to

Shirley Crescent, Wyke Bradford

A SPACIOUS Semi Detached property benefiting from Three Good Sized BEDROOMS, Ample Off Road PARKING, and a CUL-DE-SAC Position, Must Be Viewed!



Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Area
Lounge
11' 5" x 13' 3" max (3.48m x 4.04m max)
With window to the front.

Kitchen
7' 5" x 14' (2.26m x 4.27m)
Modern fitted kitchen with a range of base and wall units incorporating sink and drainer with work surfaces, built in electric oven, gas hob and cooker hood. With two windows to the rear and door access to the rear garden.

Wc
Landing
Bedroom One
9' 3" x 10' 2" (2.82m x 3.10m)
With window to the front and gas central heating radiator.

Bedroom Two
9' 4" x 10' 8" (2.84m x 3.25m)
With window to the rear and gas central heating radiator.

Bedroom Three
8' 1" x 8' 4" (2.46m x 2.54m)
With window to the rear and gas central heating radiator.

Bathroom
Three piece suite comprises panel bath with shower over and shower screen, wash hand basin set in vanity unit and low level WC. With window tot he rear.

Outside
To the front there is a driveway and to the rear great size enclosed lawn garden area.

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- Semi - Detached Home
- Three Good Sized Bedrooms
- Driveway Providing Ample Off Road Parking
- Well Presented Throughout
- Cul - De - Sac Location

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

£160,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117201

The Property Ombudsman

Property Ref:
BDF117201 - 0005

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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