



Ullswater Drive, Bradford BD6 2TE



welcome to

Ullswater Drive, Bradford

A well presented three bedroom, two reception room detached property benefiting from a driveway with detached single garage.



Entrance Hall

With entrance from the front leading to hall way with staircase to the first floor.

Living Room

16' 4" x 11' 1" (4.98m x 3.38m)

With window to the front, feature fire place and gas central heating radiator.

Dining Room

9' 5" x 6' 11" (2.87m x 2.11m)

With door access into the rear garden and gas central heating radiator.

Kitchen

9' 4" x 6' 11" (2.84m x 2.11m)

Fully fitted kitchen in grey with a range of base and wall units incorporating stainless steel sink and drainer and work surfaces and window to the rear.

Landing

First floor landing provides access to all three bedrooms and shower room with window to the side elevation.

Bedroom One

12' 1" x 8' (3.68m x 2.44m)

With window to the front and gas central heating radiator.

Bedroom Two

10' 7" max x 8' 8" (3.23m max x 2.64m)

With window to the rear and gas central heating radiator.

Bedroom Three

9' 8" x 5' 10" (2.95m x 1.78m)

With window to the front and gas central heating radiator.

Shower Room

Three piece suite comprises shower cubicle, wash hand basin set in vanity unit and WC. Heated towel rail and window to the rear.

Outside

Sat on a generous plot with gardens to the front and rear. To the front lawn garden area with driveway leading to a detached garage. At the rear decking area leading to lawn garden.



view this property online williamhbrown.co.uk/Property/BDF116448



welcome to

Ullswater Drive, Bradford

- Three Bedroom
- Two Reception Rooms
- Detached
- Driveway & Garage
- Price offers over £210,000

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

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF116448](https://www.williamhbrown.co.uk/Property/BDF116448)



Property Ref:
BDF116448 - 0004

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 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk