



Woolcombers Way, Bradford BD4 8JJ

welcome to

Woolcombers Way, Bradford

This three-bedroom detached property offers a fantastic opportunity for families or first-time buyers seeking space, comfort, and convenience. Set in a desirable residential area, the home features a driveway and a garage—ideal for off-street parking.



Downstairs W/C

With wash hand basin, w/c and window to the rear.

Lounge

10' 11" into recess x 20' 1" into bay (3.33m into recess x 6.12m into bay)

With window to the front, patio doors to the rear and radiator.

Dining Room

8' 9" x 8' 5" (2.67m x 2.57m)

With window to the front and radiator.

Kitchen

12' 4" x 8' 5" (3.76m x 2.57m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, window and door to the rear.

Landing

With window to the rear, storage cupboard, radiator and provides access to the loft.

Bedroom One

10' 8" x 12' 4" plus cupboard (3.25m x 3.76m plus cupboard)

With window to the front, built in cupboard and radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c and window to the front.

Bedroom Two

10' 6" into door recess x 11' 2" (3.20m into door recess x 3.40m)

With window to the front and radiator.

Bedroom Three

7' 1" x 7' 3" (2.16m x 2.21m)

With window to the rear and radiator.

Bathroom

Three piece suite comprises of bath, wash hand basin, w/c and window to the rear.

Outside

With driveway, garage and good size enclosed lawn garden.



view this property online williamhbrown.co.uk/Property/BDF116380



welcome to

Woolcombers Way, Bradford

- Three bedrooms
- Two reception rooms
- Detached property
- Off street parking
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£200,000



view this property online williamhbrown.co.uk/Property/BDF116380



Property Ref:
BDF116380 - 0007

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.



Please note the marker reflects the postcode not the actual property

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



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk