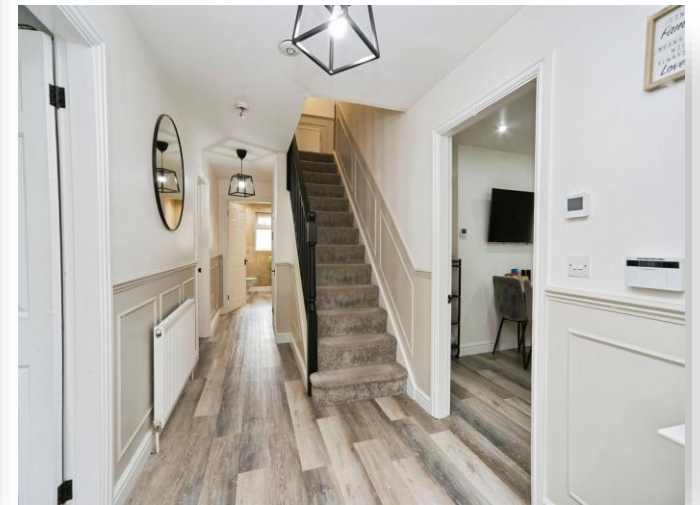




Bingley Road, Bradford BD9 6RU

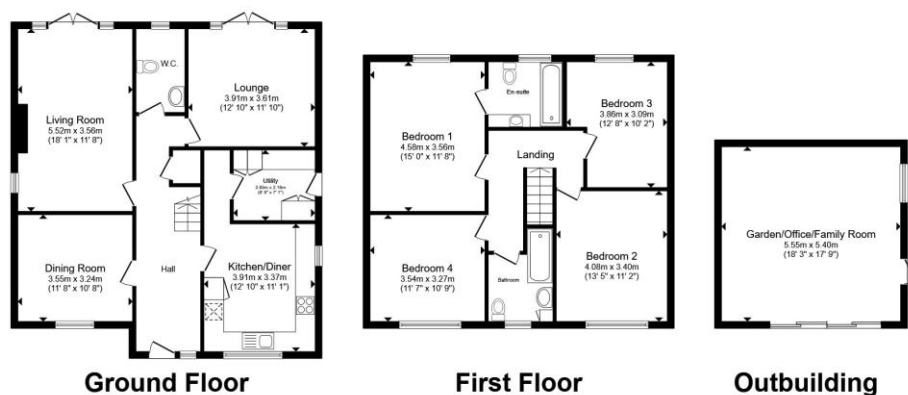
welcome to

Bingley Road, Bradford

A modern and spacious four-bedroom detached home, ideally situated in a popular BD9 location. Offering three reception rooms, a private driveway, and an enclosed garden, this beautifully presented property is perfect for growing families and is conveniently located close to local amenities.



Situated in a highly sought-after area of BD9, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation throughout, making it an ideal family residence. Finished to a modern standard, the property boasts three generous reception rooms, providing ample space for relaxing, entertaining, and family living. The contemporary kitchen and stylish interiors create a welcoming atmosphere, while the well-proportioned bedrooms offer comfortable living for the whole family. Externally, the property benefits from a private driveway providing off-street parking and access to other neighbouring properties, and a well-maintained enclosed rear garden, perfect for outdoor enjoyment and entertaining. Conveniently located close to local amenities, reputable schools, transport links, and parks, this exceptional home combines modern living with a desirable location.



Total floor area 188.2 m² (2,026 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



Agents Note

Entrance Hallway

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

Living Room

18' 1" x 11' 8" (5.51m x 3.56m)

WC

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

Utility Room

8' 8" x 7' 1" (2.64m x 2.16m)

Kitchen Diner

12' 10" x 11' 1" (3.91m x 3.38m)

Bedroom One

15' x 11' 8" (4.57m x 3.56m)

En-Suite

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom Three

12' 8" x 10' 2" (3.86m x 3.10m)

Bedroom Four

11' 7" x 10' 9" (3.53m x 3.28m)

Bathroom

Outbuilding

18' 3" x 17' 9" (5.56m x 5.41m)

Exterior



view this property online williamhbrown.co.uk/Property/SHP111534



welcome to

Bingley Road, Bradford

- Four-bedroom detached property
- Three spacious reception rooms
- Contemporary fitted kitchen
- Sought-after location
- Driveway and enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111534



Property Ref:
SHP111534 - 0003

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.



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