

Laithe Grove, Bradford BD6 3AR







welcome to

Laithe Grove, Bradford

Located on Laithe Grove, Bradford. This three bedroom town house is ideal for first time buyers. Features include a driveway, rear enclosed garden and proximity to local schools. Perfect for getting on the property ladder.













Lounge

12' 9" x 11' 8" (3.89m x 3.56m)

With window to the front and gas central heating radiator.

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m)

Fully fitted kitchen with a range of wall and base units. With overhead cooker hood.

Porch

With door providing access to the rear garden.

Bedroom One

7' 5" x 5' 9" (2.26m x 1.75m)

With window to the front and gas central heating radiator.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

With window to the rear and gas central heating radiator.

Bedroom Three

9' 9" x 9' (2.97m x 2.74m)

With window to the front and gas central heating radiator.

Bathroom

With window to the rear and three piece suite comprising white panel bath, wash hand basin and WC.

Outside

With driveway and garden to the front and enclosed garden to the rear.





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Laithe Grove, Bradford

- Three bedrooms
- Enclosed rear garden
- Transport links
- Close to schools
- £170,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000







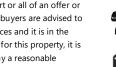


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116467



Property Ref: BDF116467 - 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.



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