



**Braine Croft, BRADFORD BD6 2JF**

**welcome to**

## **Braine Croft, BRADFORD**

A must view property, located in a sought after location. Offered with ready to move into accommodation and presented to a high standard throughout.



**Lounge**

14' 10" into recess x 10' 4" ( 4.52m into recess x 3.15m )  
With outward opening patio doors to the rear and  
gas central heating radiator.

**Kitchen**

11' 9" x 7' 5" ( 3.58m x 2.26m )  
Fitted kitchen with a range of wall and base units  
incorporating sink and drainer with work surfaces.  
Built in electric oven with gas hob and cooker hood.  
With window to the front.

**Downstairs Cloakroom**

Comprising low level WC, wash hand basin and  
window to the front.

**Bedroom One**

14' 6" max x 8' 8" ( 4.42m max x 2.64m )  
With two windows to the rear and gas central  
heating radiator.

**Bedroom Two**

14' 8" max x 9' 3" ( 4.47m max x 2.82m )  
With two windows to the front, gas central heating  
radiator and storage cupboard.

**Bathroom**

Modern three piece suite in white comprises panel  
bath, wash hand basin and WC, and gas central  
heating radiator.

**Outside**

To the front there is a driveway offering off road  
parking and to the rear enclosed lawn garden area.



***view this property online*** [williamhbrown.co.uk/Property/BDF116542](http://williamhbrown.co.uk/Property/BDF116542)



welcome to

## Braine Croft, BRADFORD

- Two Bedroom
- Town House
- Driveway & Enclosed Garden
- Well Presented Throughout
- Offers over £150,000

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over  
**£150,000**

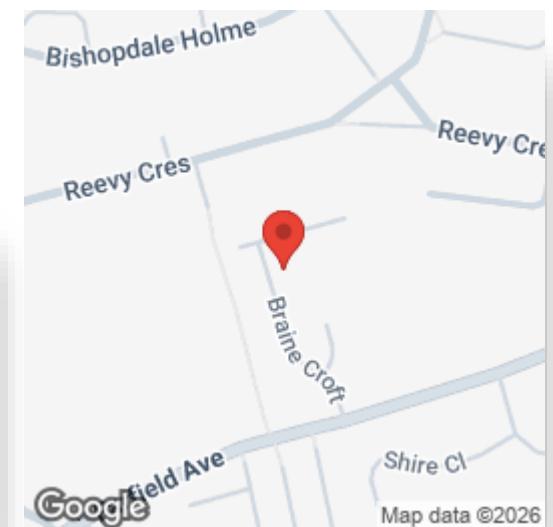


view this property online [williamhbrown.co.uk/Property/BDF116542](http://williamhbrown.co.uk/Property/BDF116542)

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.



Property Ref:  
BDF116542 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown  
Incorporating  
Porter  
Glenny



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)