



**Southmere Drive, Bradford BD7 4EA**



**welcome to**

**Southmere Drive, Bradford**

Located in Bradford (BD7), this three-bedroom semi-detached on Southmere Drive features a spacious reception room and a modern open-plan kitchen/dining area. The property also benefits from a private driveway and a separate garage to the rear.



### **Hallway**

With door to the front and access to the upper floor.

### **Lounge**

13' 1" x 11' 3" ( 3.99m x 3.43m )

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

### **Kitchen/Dining Room**

16' 9" x 10' 3" into recess ( 5.11m x 3.12m into recess )

Fitted kitchen with a range of wall and base units. With open plan living into the dining area.

### **Bedroom One**

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

With window to the rear and gas central heating radiator.

### **Bedroom Two**

10' 9" x 10' 5" ( 3.28m x 3.17m )

With window to the front and gas central heating radiator.

### **Bedroom Three**

7' 5" x 5' 6" ( 2.26m x 1.68m )

With window to the front and gas central heating radiator.

### **Bathroom**

Fitted three piece suite bathroom comprising of a panel bath, wash hand basin and W/C.

### **Outside**

With gardens to the front and rear, with driveway to the front and garage to the rear.



***view this property online*** [williamhbrown.co.uk/Property/BDF117010](http://williamhbrown.co.uk/Property/BDF117010)



welcome to

## Southmere Drive, Bradford

- Three Bedrooms
- Open plan kitchen/diner
- Driveway
- Garage
- £180,000

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

offers over  
**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF117010](http://williamhbrown.co.uk/Property/BDF117010)



Property Ref:  
BDF117010 - 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.



william h brown



**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)