



Olive Grove, Bradford BD8 0LG

welcome to

Olive Grove, Bradford

A deceptively spacious four bedroom mid terrace property located in a sought after location close to local schools, amenities including the BRI and great transport links.

With ready to move into accommodation and offered with no onward chain.



Entrance Vestibule

From the front with access into the lounge.

Lounge

15' 5" max x 13' 4" into recess (4.70m max x 4.06m into recess)

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

Kitchen

15' 5" max x 4' 5" (4.70m max x 1.35m)

With a range of wall and base units incorporating stainless steel sink and drainer with work surfaces and window to the front. With a brand new extractor hood, hob and oven.

Cellar

13' 1" x 13' 4" (3.99m x 4.06m)

Currently used as a dining room with more storage rooms that could be converted to utility rooms/cloakrooms subject to planning permission.

Bedroom One

13' 9" x 9' 2" into recess (4.19m x 2.79m into recess)

With window to the front and gas central heating radiator.

Bedroom Two

11' 2" x 4' 1" (3.40m x 1.24m)

With window to the front.

Bathroom

Three piece suite in white comprises panel bath, wash hand basin and WC with window to the front.

Bedroom Three

19' 6" max x 9' 9" max (5.94m max x 2.97m max)

Located on the second floor with window to the front and gas central heating radiator.

Bedroom Four

16' 6" x 8' max (5.03m x 2.44m max)

With window to the front and gas central heating radiator.

Outside

To the outside there is a yard area to the front.



view this property online williamhbrown.co.uk/Property/BDF116396



welcome to

Olive Grove, Bradford

- Four Bedroom
- Mid Terrace Property
- No Chain
- Recently Redecorated Throughout
- Price offers over £155,000

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116396



Property Ref:
BDF116396 - 0006

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



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



williamhbrown.co.uk