





Bradley Street,Bradford BD9 4LL

william h brown

welcome to

Bradley Street, Bradford

Bradley Street, Bradford, BD9 - A charming two-bedroom coach house featuring a garage and kitchenette to the ground floor, with a spacious lounge, fitted kitchen, and fitted bathroom to the first floor. Ideally located close to local amenities and transport links.





Situated on Bradley Street in Bradford, BD9, this delightful coach house offers a warm and welcoming feel throughout, making it an ideal home for first-time buyers, downsizers, or investors alike. The ground floor benefits from a garage and useful utility area, providing excellent practicality and additional storage space. Upstairs, the property opens into a particularly spacious lounge and fitted kitchen, creating a comfortable and versatile living area that's perfect for both relaxing and entertaining. There are also two well-proportioned bedrooms and a fitted family bathroom, all presented to provide comfortable everyday living. Conveniently located close to local amenities, schools, and transport links, this charming home offers a fantastic blend of character, space, and convenience.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Kitchen/Lounge
24' 6" into recess x 20' 8" (7.47m into recess x 6.30m)

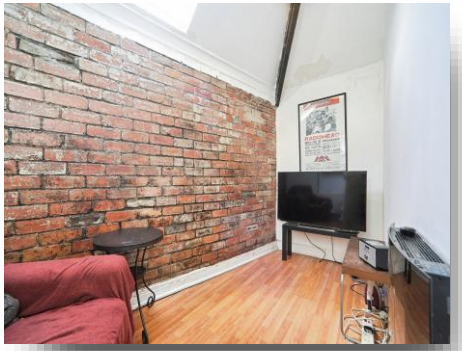
Bedroom One
12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom Two
12' 8" into recess x 8' 1" (3.86m into recess x 2.46m)

Bathroom

Garage
14' 4" into recess x 12' 2" (4.37m into recess x 3.71m)







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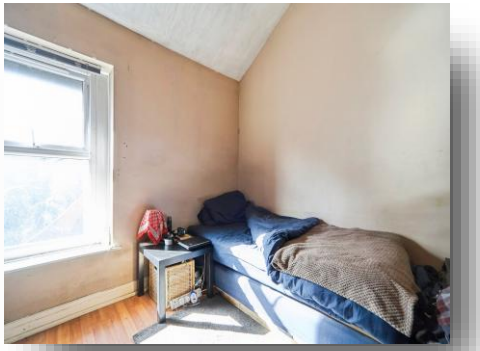
Bradley Street, Bradford

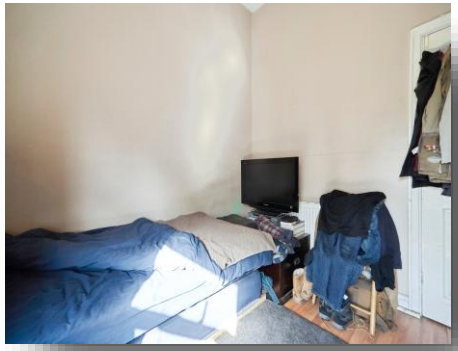
- Two Bedroom Coach House
- Garage with Ground Floor Kitchenette
- First Floor Lounge and Kitchen
- Fitted Kitchen and Bathroom
- £125,000

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111255 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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