



Mill Road, Bradford BD2 3GF

welcome to

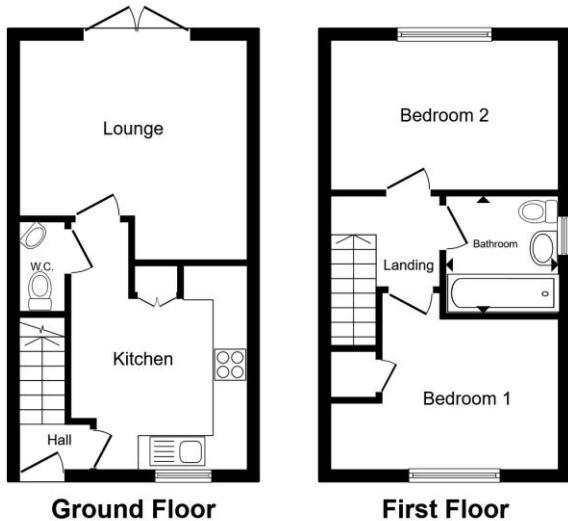
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Located in Eccleshill, we have a contemporary semi detached home with two bedrooms benefiting from a good size garden and driveway parking. The property is situated close to shops, schools and good transport links. Spacious accommodation and generous storage throughout.



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Internally, the downstairs of the property compromises of a bright and airy lounge with French doors opening out onto the freshly turfed, private rear garden. As well as a sleek and modern fitted kitchen and a separate WC. Upstairs, there are two good-sized bedrooms. Also, on this floor is a stylish family bathroom. Externally, the property offers a driveway to the front and a generous sized rear garden with a paved and lawned area.



Total floor area 60.3 m² (649 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

WC

Living Room

13' x 12' (3.96m x 3.66m)

Bedroom One

13' x 8' 9" (3.96m x 2.67m)

Bedroom Two

13' 1" x 8' 3" (3.99m x 2.51m)

Bathroom

Exterior



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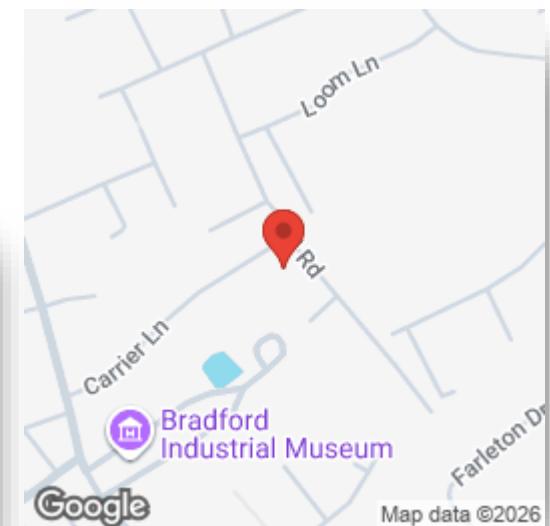
- Semi detached
- Two bedrooms
- Two bathrooms
- Driveway parking
- Modern specification

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£200,000



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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:
SHP111151 - 0003


william h brown
Incorporating
Porter
Glenny



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk