









## welcome to

# Whetley Hill, Bradford

A must view property to appreciate the space on offer with four good size bedrooms, three reception rooms and two bathrooms. Located in a very popular location close to schools and the BRI.













#### **Entrance Hall**

Hallway with staircase leading to the ground floor and first floor.

## Lounge

16' 1" into bay x 12' 6" ( 4.90m into bay x 3.81m ) With bay window to the front, feature fireplace and gas central heating radiator.

## **Second Reception Room**

13' 5" x 12' 6" ( 4.09m x 3.81m )

With window to the rear and gas central heating radiator.

## **Dining Room**

10' 9" plus bay x 9' 7" ( 3.28m plus bay x 2.92m ) Located on the lower ground floor with window to the front.

#### Kitchen

13' 6" x 7' 7" ( 4.11m x 2.31m )

Fully fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven with gas hob and cooker hood. With window to the rear.

#### **Shower Room**

Located on the lower ground floor three piece shower room with shower cubicle, wash hand basin and WC with window to the rear.

## **First Floor Landing**

First floor landing has window to the rear.

### **Bedroom Two**

18' 8"  $\times$  10' 2" max ( 5.69m  $\times$  3.10m max ) With window tot he front and gas central heating radiator.

#### **Bedroom Three**

10' 9"  $\times$  10' 2" max (  $3.28m \times 3.10m \text{ max}$  ) With window to the rear and gas central heating radiator.

#### **Bathroom**

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

## **Second Floor Landing**

With window to the rear.

#### **Bedroom One**

15' 11" x 12' 4" max ( 4.85m x 3.76m max ) Located on the second floor with window tot he front and gas central heating radiator.

#### **Bedroom Four**

13' 6" x 10' max ( 4.11m x 3.05m max ) With window to the rear and gas central heating radiator.

#### **Outside**

Well maintained yard areas tot he front and rear.





## welcome to

## Whetley Hill, Bradford

- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Set Over Four Floors
- Price £240,000

Tenure: Freehold EPC Rating: Awaited

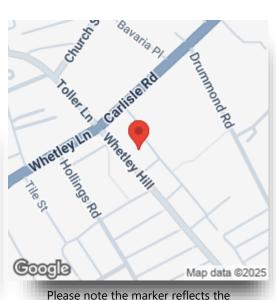
Council Tax Band: B

# £240,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116497



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