



Weetwood Road, Bradford BD8 9EP

welcome to

Weetwood Road, Bradford

Ideal property for a first time buyer this property is located in a sought after location and is offered with no onward chain.

Benefits from ample parking and garage.



Entrance Hall

With radiator.

Lounge

13' 1" x 12' 3" (3.99m x 3.73m)

With window to the front and radiator.

Kitchen

6' 5" x 15' 5" (1.96m x 4.70m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, storage cupboard, window and door to the rear.

Landing

With window to the side and provides access to the loft.

Bedroom One

9' 7" x 15' 6" max (2.92m x 4.72m max)

With window to the front and radiator.

Bedroom Two

9' 5" x 9' 9" (2.87m x 2.97m)

With window to the rear and radiator.

Shower Room

Comprises of shower, wash hand basin, w/c, window to the rear and radiator.

Outside

Lawn garden to the front, driveway leading to the garage and lawn garden to the rear.

Offering masses of potential subject to planning permission.



view this property online williamhbrown.co.uk/Property/BDF115700



welcome to

Weetwood Road, Bradford

- Two bedroom
- End terrace property
- Garage
- Driveway
- £130,000-£140,000

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£130,000-£140,000



view this property online williamhbrown.co.uk/Property/BDF115700

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:
BDF115700 - 0003

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