

property details **approval form**

49 Kensington Street, Bradford, West Yorkshire, England, BD8 9LS

Date: 18 February 2026

Property Ref and Version: BDF116685 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£145,000

Tenure: Freehold

>> **key features**

- > Two reception rooms
- > Modern fitted kitchen
- > Downstairs bathroom
- > Private rear garden
- > £145,000
- > EPC Rating: Awaited

>> **short description**

Located on Kensington Street in Bradford BD8, this well presented two bedroom mid terraced house features two newly refurbished reception rooms, a modern fitted kitchen, and a downstairs bathroom. Enjoy the convenience of on street parking and a private rear garden. Perfect for comfortable living.

>> **long description**

New to the market on Kensington Street, Bradford BD8, this charming two bedroom mid terraced house offers a perfect blend of comfort and convenience. With two newly refurbished inviting reception rooms, ideal for both relaxing and entertaining, including a media wall in one of the reception rooms. The modern fitted kitchen is a highlight, boasting sleek finishes and ample space for culinary adventures. The property features a downstairs bathroom, adding practicality to the layout. Upstairs two well presented, newly refurbished bedrooms offer peaceful retreats. Outside, the private rear garden offers practical potential driveway space. With on street parking available, this delightful home is ready to welcome it's new owners.

>> **directions**

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>> **room description**

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

With window to the front and gas central heating radiator.

Dining Room

15' x 11' 5" (4.57m x 3.48m)

With gas central heating radiator.

Kitchen

10' 3" x 6' 4" (3.12m x 1.93m)

Modern fitted kitchen with a range of wall and base units. With window to the rear and gas central heating radiator.

Bathroom

Fitted bathroom comprising of a panel bath, wash hand basin and W/C.

Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m)

With window to the front and gas central heating radiator.

Bedroom Two

11' 5" x 9' 10" (3.48m x 3.00m)

With window to the rear and gas central heating radiator.

Outside

With on street parking to the front and private garden to the rear.

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>> **room description**

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>> **property images**



Your William H Brown Corp office: 6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN

T 01274 693138 **E** Wibsey@williamhbrown.co.uk

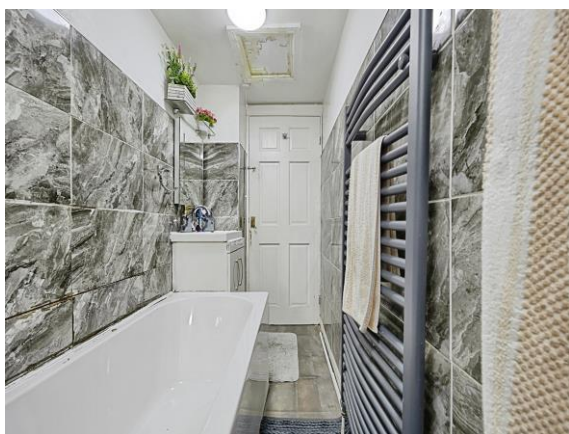
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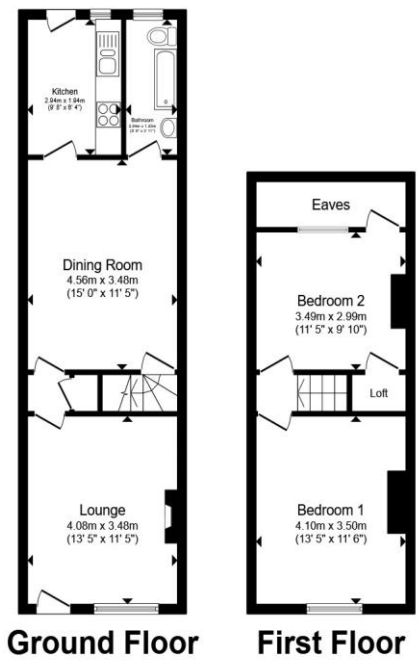
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>> floor plan



Total floor area 72.6 m² (781 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



>> approval

Signature		Date
Morgan Phillips-Barrett		
Mr T. Quraishi		