





Cloverville Approach,Bradford BD6 1ET

william h brown

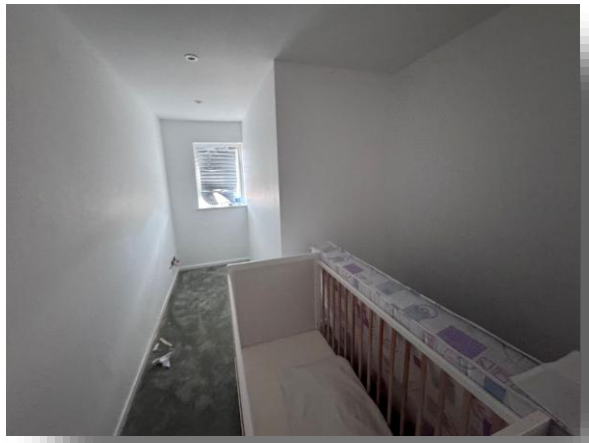
welcome to

Cloverville Approach, Bradford

PUBLIC NOTICE

ADDRESS - 62 Cloverville Approach Bradford BD6 1ET

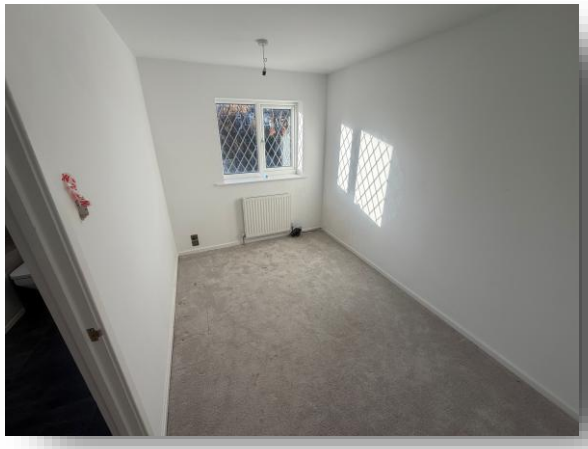
We are acting in the sale of the above property and have received an offer of £245,000













Hallway
Lounge
12' 7" x 14' 2" (3.84m x 4.32m)
Kitchen
15' 2" x 14' 2" (4.62m x 4.32m)
Conservatory
11' 1" x 7' 8" (3.38m x 2.34m)
Cloakroom
Utility Room
7' 5" x 6' 4" (2.26m x 1.93m)
Bedroom One
15' x 14' 2" (4.57m x 4.32m)
Bedroom Two
13' x 12' 5" (3.96m x 3.78m)
Bedroom Three
17' 3" x 7' 2" (5.26m x 2.18m)
Bedroom Four
7' 4" x 11' 11" (2.24m x 3.63m)
Bathroom
Outside
Driveway leading to an integral garage and garden to the rear.

Garage

welcome to

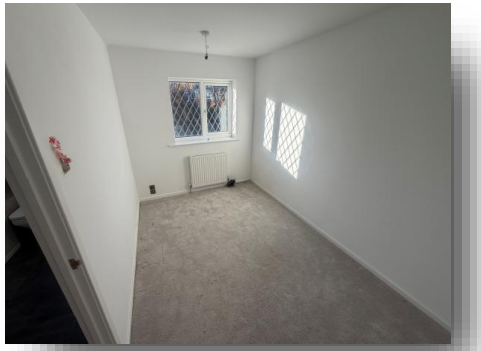
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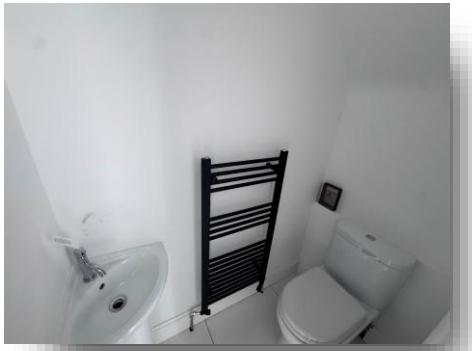
- Four Bedroom
- Detached
- No Chain
- Driveway & Garage
- Price £240,000

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117614

The Property Ombudsman

Property Ref:
BDF117614 - 0006

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.

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