



**Sixth Avenue, Bradford BD3 7JS**

**welcome to**

## **Sixth Avenue, Bradford**

This is a must view property to appreciate the space on offer both internally and externally. Located in a highly desirable location close to local schools with great transport links into Leeds and Bradford.



## **Entrance Hall**

With staircase to the first floor.

## **Lounge**

14' 9" into bay window x 11' into recess ( 4.50m into bay window x 3.35m into recess )

Spacious lounge with bay window to the front and feature fireplace.

## **Kitchen/ Diner**

16' 10" x 13' 9" max ( 5.13m x 4.19m max )

Modern open plan kitchen/diner with a wealth of base and wall units incorporating sink and drainer with work surfaces. Built in eye level oven and gas hob with cooker hood. Kitchen island overing more storage space. With windows to the rear and side and door access leading tot he rear.

## **Landing**

First floor landing has a window to the side elevation.

## **Bedroom One**

16' 3" into bay x 11' 2" ( 4.95m into bay x 3.40m )

With bay window to the front.

## **Bedroom Two**

13' 1" x 11' 4" ( 3.99m x 3.45m )

With window to the rear.

## **Bedroom Three**

12' x 5' 5" ( 3.66m x 1.65m )

With a window to the side elevation.

## **Bathroom**

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

## **Outside**

Sat on a great plot with good size gardens to the front and rear.



***view this property online*** [williamhbrown.co.uk/Property/BDF116608](http://williamhbrown.co.uk/Property/BDF116608)



welcome to

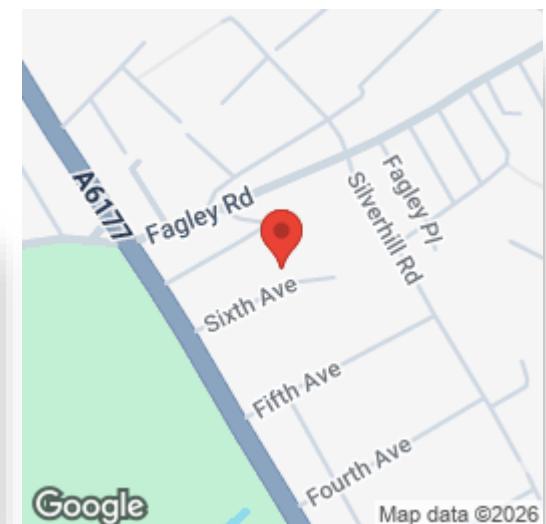
## Sixth Avenue, Bradford

- Three Bedroom
- Semi-detached
- No chain
- Open Plan kitchen/diner
- Price £200,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

# £200,000



view this property online [williamhbrown.co.uk/Property/BDF116608](http://williamhbrown.co.uk/Property/BDF116608)

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:  
BDF116608 - 0002

William H Brown Corp 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** Incorporating **Porter Glenny**



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



[williamhbrown.co.uk](http://williamhbrown.co.uk)