



Beacon Road, BRADFORD BD6 3DF

welcome to

Beacon Road, BRADFORD

A must view three bedroom semidetached, offering ready to move into accommodation and masses of potential subject to planning.



Entrance Hallway

With staircase to the first floor, gas central heating radiator and window to the front.

Lounge

23' 1" into bay x 11' 11" max (7.04m into bay x 3.63m max)
Dual aspect lounge with bay window to the front and patio doors leading to the rear offering lots of natural light.

Kitchen

11' 3" x 7' 11" (3.43m x 2.41m)
Fitted kitchen in white with a range of base and wall units incorporating sink and drainer with work surfaces, built in electric oven and gas hob with cooker hood. Plumbing for washing machine, window to the rear and new composite door with privacy glass to the side elevation.

Landing

First floor landing has window to the side.

Bedroom One

15' 2" into bay x 12' 5" (4.62m into bay x 3.78m)
With bay window to the front and gas central heating radiator.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)
With window to the rear and gas central heating radiator.

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)
With window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises panel bath with shower over, wash hand basin and WC with two windows to the rear and side.

Outside

Sat on a great plot with driveway to the front

offering ample parking with security bollard, leading to a detached garage and to the rear enclosed patio area leading to lawn garden offering masses of potential subject to planning permission.

Garage

Detached garage to the rear with fob access electric roll up door.



view this property online williamhbrown.co.uk/Property/BDF116675



welcome to

Beacon Road, BRADFORD

- Three Bedroom
- Semi detached
- Driveway & Garage
- EV charging point
- Price offers over £210,000

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

offers over

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF116675](https://www.williamhbrown.co.uk/Property/BDF116675)



Property Ref:
BDF116675 - 0004

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.

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