



Dawson Avenue, Bradford BD6 1HJ

welcome to

Dawson Avenue, Bradford

In need of updating this spacious two bedroom property would be a great investment opportunity.

Located close to Wibsey, with great transport links.



Entrance Area

With radiator.

Lounge

15' 5" x 10' 3" (4.70m x 3.12m)

With window to the front and rear, gas fire and gas central heating radiator.

Kitchen

10' 6" x 10' (3.20m x 3.05m)

With a range of base and wall units incorporating stainless steel sink and drainer with work surfaces.

Cloakroom

With low level WC located just off the kitchen.

Bedroom One

15' 5" x 10' 5" max (4.70m x 3.17m max)

With window to the front and feature fireplace.

Bedroom Two

12' 4" x 7' 8" into door recess (3.76m x 2.34m into door recess)

With window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC. With window to the rear and gas central heating radiator.

Outside

To the front there is a garden area with off road parking and to the rear great size garden.



view this property online williamhbrown.co.uk/Property/BDF116853



welcome to

Dawson Avenue, Bradford

- Two Bedroom
- Town House
- Gardens to the front and rear
- In need of updating
- No chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF116853](https://www.williamhbrown.co.uk/Property/BDF116853)



Property Ref:
BDF116853 - 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](https://www.williamhbrown.co.uk)