



**Pullan Grove, Bradford BD2 2BJ**

**welcome to**

**Pullan Grove, Bradford**

A well maintained three-bedroom semi-detached home situated in a popular area of BD2. Offering two reception rooms, front and rear gardens, garage and off-street parking, this spacious property is ideally suited to families and first-time buyers, with excellent access to local amenities.



Available with no chain and situated in a cul de sac location within BD2, this attractive three-bedroom semi-detached home offers well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize. This home is conveniently located with access to a range of shops, restaurants and schools, as well as Apperley Bridge and Pudsey train stations to access Leeds, Bradford and Shipley. The accommodation briefly comprises a welcoming entrance hall, a bright and comfortable living room, a separate dining room/reception room, and a well-appointed kitchen. To the first floor are three good-sized bedrooms and a modern family bathroom. A boarded loft space for extra storage or potential for a conversion. Externally, the home benefits from good size mature gardens to both the front and rear. The front garden enhances the property's kerb appeal, while off-street parking and a detached garage offers added convenience. While the enclosed rear garden provides an excellent space, including a patio and lawned areas, for outdoor entertaining, relaxation, and family enjoyment. The rear garden also benefits from a shed and greenhouse.

## Entrance Hallway

## Dining Room

12' x 11' 5" ( 3.66m x 3.48m )

## Living Room

12' x 10' 6" ( 3.66m x 3.20m )

## Kitchen

20' 1" x 17' 2" ( 6.12m x 5.23m )

## Bedroom One

12' x 10' 4" ( 3.66m x 3.15m )

## Bedroom Two

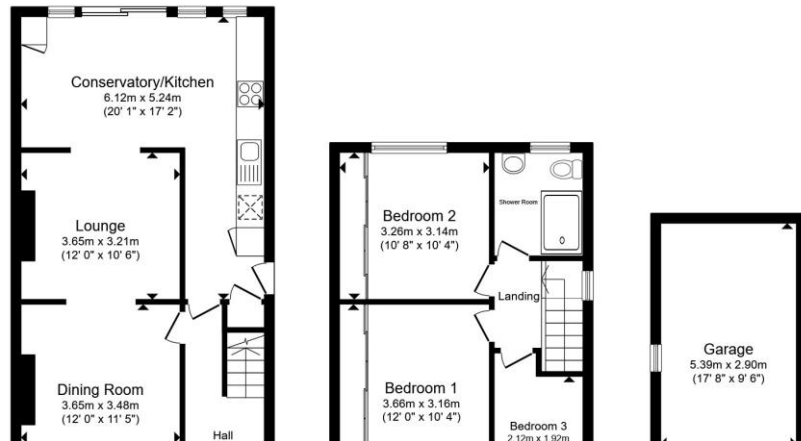
10' 8" x 10' 4" ( 3.25m x 3.15m )

## Bedroom Three

6' 11" x 6' 4" ( 2.11m x 1.93m )

## Shower Room

## Exterior



**view this property online** [williamhbrown.co.uk/Property/SHP111503](http://williamhbrown.co.uk/Property/SHP111503)



welcome to

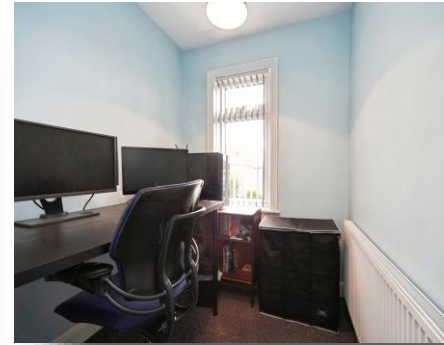
## Pullan Grove, Bradford

- Extended three-bedroom semi-detached
- Popular residential location
- Two reception rooms & well-appointed kitchen
- Fully furnished
- Ample off-street parking & garage

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



offers over  
**£265,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP111503](http://williamhbrown.co.uk/Property/SHP111503)



Property Ref:  
SHP111503 - 0005

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 531233



ShIPLEY@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



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