



Anson Grove, Bradford BD7 4LP



welcome to

Anson Grove, Bradford

Charming two bedroom detached bungalow in Bradford, BD7. Fitted kitchen, shower room and well presented throughout. Large gardens offer extension potential. Detached garage and a long driveway. Perfect for comfortable living with room to grow.



Lounge

17' 9" x 9' (5.41m x 2.74m)

Windows to the front and side with gas central heating radiator.

Kitchen

11' 7" into recess x 7' 2" (3.53m into recess x 2.18m)

Fitted kitchen with a range of wall and base units, with windows to the front and side.

Bedroom One

15' 7" x 8' 11" (4.75m x 2.72m)

With window to the front and gas central heating radiator.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Window to the rear and gas central heating radiator.

Shower Room

Fitted shower room comprising of shower cubicle, wash hand basin and WC.

Outside

Detached garage and driveway and large rear gardens with potential for extensions.



view this property online williamhbrown.co.uk/Property/BDF117331



welcome to Anson Grove, Bradford

- Two Bedrooms
- Fitted Kitchen
- Large Gardens
- Detached Garage
- £169,995

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

£169,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117331



Property Ref:
BDF117331 - 0002

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