



Hastings Avenue, Bradford BD5 9PR



welcome to

Hastings Avenue, Bradford

Four-bedroom mid-terraced property arranged over three floors, featuring a reception room, fitted kitchen, fitted bathroom, basement, small front yard and enclosed rear garden. Requiring some updating, this spacious home offers excellent potential.



Lounge

17' 3" into recess x 15' 6" (5.26m into recess x 4.72m)
With window to the front and gas central heating radiator. With feature fire to the side.

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)
Fitted kitchen with a range of wall and base units.
With window to the rear. With doorway access to the rear garden.

Basement

10' 7" x 10' 2" (3.23m x 3.10m)
Located beneath the property, with potential for extra storage.

Bedroom One

14' x 10' 10" (4.27m x 3.30m)
With window to the front and gas central heating radiator.

Bedroom Two

13' 11" x 10' 3" (4.24m x 3.12m)
Located on the top floor, with velux window to the front.

Bedroom Three

14' 1" x 6' 5" (4.29m x 1.96m)
Located on the top floor, with velux window to the rear.

Bedroom Four

8' 10" x 8' 2" (2.69m x 2.49m)
With window to the rear and gas central heating radiator.

Bathroom

Three piece suite bathroom comprising of a panel bath, wash hand basin and WC.

Outside

With yard to the front and enclosed garden to the rear.



view this property online williamhbrown.co.uk/Property/BDF117162



welcome to

Hastings Avenue, Bradford

- Four Bedrooms
- Fitted bathroom and Kitchen
- Front and Rear Gardens
- Basement
- Offers Over £145,000

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

offers over
£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117162



Property Ref:
BDF117162 - 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