



Haworth Road, Bradford BD9 6NS

welcome to

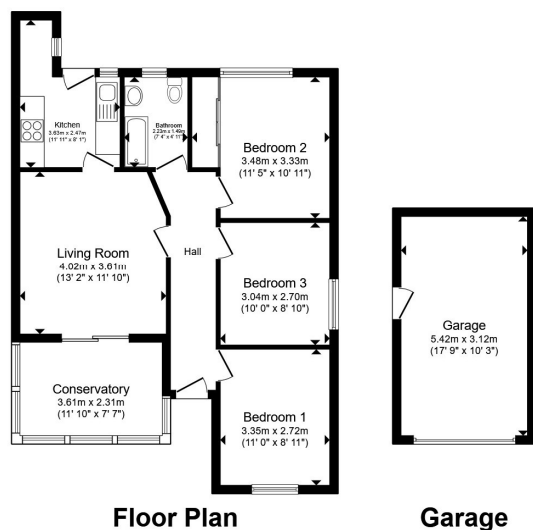
Haworth Road, Bradford

This attractive three bedroom true bungalow offers well presented accommodation throughout. Externally, the property boasts an extensive front garden with driveway parking detached garage and an enclosed rear garden. uPVC double glazing, gas central heating. Energy Rating: D



This attractive three bedroom true bungalow offers well presented accommodation throughout and is ready to move straight into. Tastefully decorated in a modern style, the property provides light and airy living spaces ideally suited to a range of buyers.

The accommodation benefits from uPVC double glazing and gas central heating and briefly comprises a welcoming entrance hall, spacious lounge, fitted kitchen, three well proportioned bedrooms and a modern bathroom. A delightful conservatory provides additional living space and enjoys pleasant views over the front garden, making it the perfect place to relax throughout the year. Externally, the property boasts an extensive front garden, mainly laid to lawn, together with ample off road parking leading to a detached garage. To the rear is a fully enclosed garden featuring a lawned area, offering a private and secure space for outdoor entertaining, family enjoyment or gardening enthusiasts.



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Entrance Hall

Living Room

13' 2" x 11' 10" (4.01m x 3.61m)

Conservatory

11' 10" x 7' 7" (3.61m x 2.31m)

Kitchen

11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom One

11' x 8' 11" (3.35m x 2.72m)

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Three

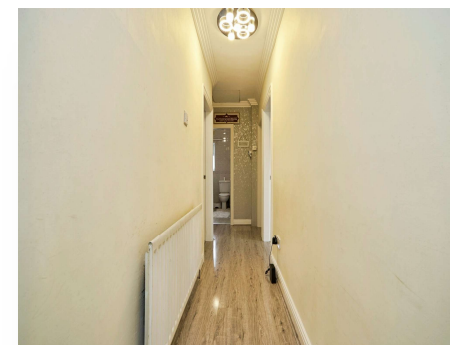
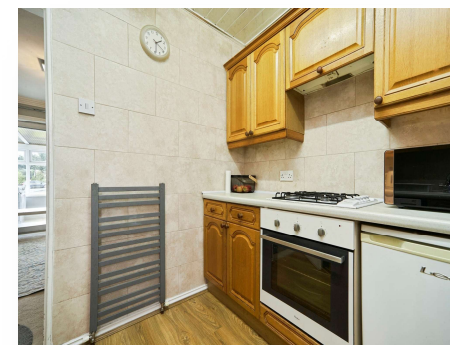
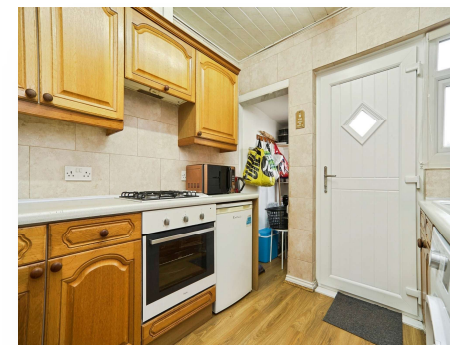
10' x 8' 10" (3.05m x 2.69m)

Bathroom

Gardens, Drive & Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

Haworth Road, Bradford

- End of terrace true bungalow
- Three bedrooms
- Highly regarded location
- Extensive front garden with enclosed rear
- Driveway parking & garage

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



£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111596 - 0003

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.

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