



Burlington Avenue, Bradford BD3 7DY



welcome to

Burlington Avenue, Bradford

Located on Burlington Avenue, Bradford, BD3, this three-bedroom property offers a fitted kitchen, spacious reception room, fitted shower room, and enclosed yards to the front and rear, making it an ideal purchase for first-time buyers or investors.



Porch

With doorway to the front.

Hallway

With stairway access to the upper floor.

Lounge

15' 5" x 12' 6" into recess (4.70m x 3.81m into recess)

With windows to the front and rear. With gas central heating radiator.

Kitchen

15' 5" into recess x 10' (4.70m into recess x 3.05m)

Fitted kitchen with a range of wall and base units.
With windows to the front and rear.

Bedroom One

12' 5" x 7' 11" into recess (3.78m x 2.41m into recess)

With window to the front and gas central heating radiator.

Bedroom Two

10' 4" into recess x 9' 9" (3.15m into recess x 2.97m)

With window to the front and gas central heating radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

With window to the rear and gas central heating radiator.

Shower Room

Fitted shower room comprising of shower cubicle, wash hand basin and W/C.

Outside

With large yards to the front and rear.



view this property online williamhbrown.co.uk/Property/BDF117433



welcome to

Burlington Avenue, Bradford

- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Fitted Shower Room
- £170,000

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117433



Property Ref:
BDF117433 - 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.

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