



Shire Close, Bradford BD6 2ED

welcome to

Shire Close, Bradford

A modern two bedroom semi detached property benefiting from driveway, garage and gardens to the front and rear.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Porch

Providing access in to the front of the property.

Lounge

11' x 14' 10" (3.35m x 4.52m)

With window to the front, gas central heating radiator, storage cupboard and staircase providing access to the first floor.

Kitchen

7' 4" x 11' 1" (2.24m x 3.38m)

Modern fitted kitchen in white with a range of base and wall units incorporating sink and drainer with work surfaces, built in electric oven and gas hob with cooker hood. Window to the rear and door into the rear garden.

Landing

First floor landing offers loft access.

Bedroom One

8' 11" x 11' 1" (2.72m x 3.38m)

With window to the front and gas central heating radiator.

Bedroom Two

6' 5" x 11' 1" (1.96m x 3.38m)

With window to the rear, gas central heating radiator and built in wardrobe.

Bathroom

Three piece suite comprises panel bath with shower over, wash hand basin and WC. With heated towel rail and window to the side.

Outside

To the front garden area with driveway leading to single garage and to the rear enclosed garden area.



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welcome to

Shire Close, Bradford

- Two Bedroom
- Semi Detached
- Driveway & Garage
- Well Presented Throughout
- Price £155,000

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

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF117178](https://www.williamhbrown.co.uk/Property/BDF117178)



Property Ref:
BDF117178 - 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.

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