



Shay Drive, Bradford BD9 5PP

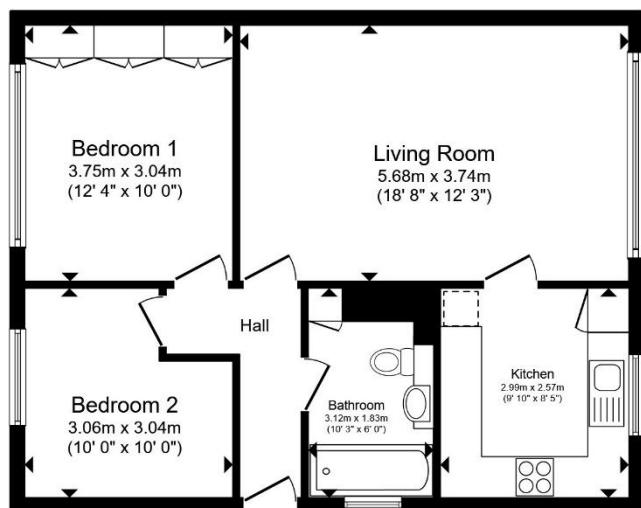
welcome to

Shay Drive, Bradford

Situated in a sought-after residential location is this two-bedroom bungalow located in the popular area of Heaton, Bradford, offering comfortable single-level living with excellent outdoor space. Driveway providing convenient off-street parking for multiple vehicles with a private enclosed garden.



Situated in a sought-after residential location is this two-bedroom bungalow located in the popular area of Heaton, Bradford, offering comfortable single-level living with excellent outdoor space. This true bungalow boasts a spacious and light-filled living room, a fitted kitchen with ample storage, and two well-proportioned bedrooms. The property is complemented by a white three piece bathroom suite and a practical layout ideal for a range. Externally, the property features a driveway providing convenient off-street parking for multiple vehicles. To the rear, there is a private enclosed garden, perfect for relaxing or entertaining, complete with a decked seating area ideal for outdoor dining. uPVC double glazing & gas central heating throughout. Energy Rating: C



Total floor area 60.9 m² (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Hallway

Kitchen

9' 10" x 8' 5" (3.00m x 2.57m)

Living Room

18' 8" x 12' 3" (5.69m x 3.73m)

Bedroom One

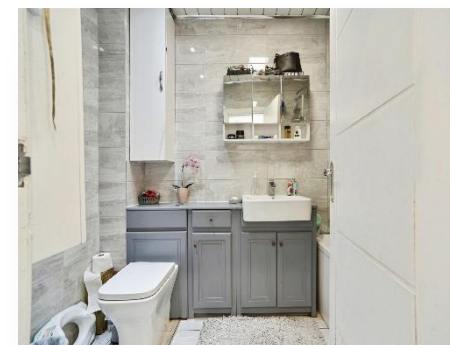
12' 4" x 10' (3.76m x 3.05m)

Bedroom Two

10' x 10' (3.05m x 3.05m)

Bathroom

Exterior



check out more properties at williamhbrown.co.uk



welcome to

Shay Drive, Bradford

- Two bedroom bungalow
- Link detached
- Sought after location
- Driveway for ample vehicles
- uPVC double glazing & gas central heating

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£210,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SHP111494 - 0005

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 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk