



Quarry Bank Road, BRADFORD BD2 3GL

welcome to

Quarry Bank Road, BRADFORD

Beautifully presented three-bedroom semi-detached home over three floors.

This spacious and well-appointed three-bedroom semi-detached home offers light, airy accommodation arranged over three floors and benefits



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This spacious and well-appointed three-bedroom semi-detached home offers light, airy accommodation arranged over three floors and benefits from the remainder of its NHBC warranty.

The property features a welcoming entrance hall leading to a stylish and comfortable living space along with a modern fitted kitchen/dining area. Throughout the home, generously proportioned rooms are enhanced by an abundance of natural light, creating a bright and inviting atmosphere.

Set across the upper floors are three well-sized bedrooms, including an impressive principal bedroom suite occupying the top floor and benefiting from a private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys driveway parking to the front, while to the rear there is a fully enclosed garden, providing a safe and private outdoor space for families, children and pets.

An ideal home for growing families and professionals alike, offering modern living accommodation, excellent space and peace of mind with

Entrance

Wc

Kitchen Diner

13' 1" x 11' 5" (3.99m x 3.48m)

Living Room

14' x 11' 4" (4.27m x 3.45m)

First Floor Landing

Bedroom Two

14' 4" x 8' 4" (4.37m x 2.54m)

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)

Bathroom

Second Floor Bedroom One

13' 9" x 13' 8" (4.19m x 4.17m)

Ensuite Shower Room

Driveway Parking

Enclosed Rear Garden

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.



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welcome to

Quarry Bank Road, BRADFORD

- Three bedroom semi detached
- Accommodation over three floors
- Remaining years on NHBC warranty
- Modern & stylish spec throughout
- Driveway parking

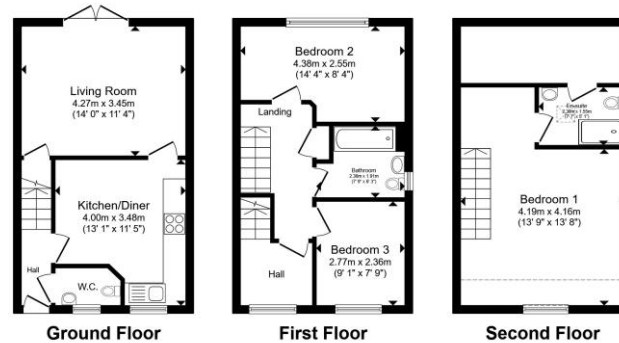
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£250,000



Total floor area 91.0 m² (979 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111598 - 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.



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