



Brearccliffe Drive, Bradford, BD6 2LE
£1,000

E&H Edkins Holmes
ESTATE AGENTS

The property comprises a 1960's built chalet style 3-bed semi-detached house located on the outskirts of Wibsey Village in an established and sought after residential location. The property has undergone a comprehensive refurbishment and benefits from central heating & double glazing with modern fixtures & Fittings. Internally the ground floor has a small entrance vestibule which leads to the living room with open plan dining/kitchen to the rear plus cloakroom. The first floor is of a traditional layout and provides two double bedrooms, single bedroom & House bathroom. Externally the property has a paved garden area to the rear, single garage plus it benefits from block-paved driveway to the front & side with borders surrounding.

EPC Rating: TBC

Council Tax Band: C



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C.

Lounge 15'4" x 12'10" (4.68 x 3.93)
Coal effect, living flame gas fire. Radiator. UPVC double glazed windows to front elevation.

Dining/Kitchen 8'10" x 16'0" (2.71 x 4.9)
Fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Landing
Stairs from entrance hall. Loft access. Cupboard housing boiler. UPVC double glazed window to side elevation.

Bedroom One 12'11" x 9'0" (3.96 x 2.76)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'1" x 8'10" (2.475 x 2.7)
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'8" x 6'9" (2.35 x 2.08)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Chrome towel radiator. UPVC double glazed window to rear elevation.

Garage
Up and over doors.

Parking
Driveway parking for 3-4 cars.

Front Garden
Lawn garden

Rear garden
Lawn and patio garden

Lettings disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.







