



Summerseat Place, Bradford BD7 3AA



welcome to

Summersat Place, Bradford

This generously sized mid terrace property offers an excellent opportunity for families or investors. Set over three floors, the home boasts six bedrooms, two reception rooms, making it ideal for large households or as a potential HMO (subject to permissions).



Entrance Hall

Lounge

15' 10" x 15' 3" (4.83m x 4.65m)

With fireplace and window to the rear.

Living Room

15' 3" x 13' 9" (4.65m x 4.19m)

With fireplace and window to the front.

Kitchen

14' 5" x 8' 3" (4.39m x 2.51m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, window and door to the rear.

Bedroom One

14' x 15' 3" (4.27m x 4.65m)

With window to the rear and radiator.

Bedroom Two

14' x 15' 3" (4.27m x 4.65m)

With window to the front and radiator.

Bedroom Three

14' 5" x 15' 7" (4.39m x 4.75m)

With window to the front.

Bedroom Four

14' 5" x 14' 11" (4.39m x 4.55m)

With window to the rear.

Bedroom Five

8' 10" x 9' 4" (2.69m x 2.84m)

With window to the rear.

Bedroom Six

9' 5" x 10' 6" (2.87m x 3.20m)

With window to the front.

Shower Room

Three piece suite comprises of shower cubicle, wash hand basin and w.c,

Cellar

Outside

Off road parking to the front and enclosed yard to the rear.



view this property online williamhbrown.co.uk/Property/BDF116178



welcome to

Summersat Place, Bradford

- Six bedrooms
- Two reception rooms
- Mid terrace property
- Off road parking
- £285,000

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£285,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF116178](https://www.williamhbrown.co.uk/Property/BDF116178)



Property Ref:
BDF116178 - 0007

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