



**Chestnut Grove, BRADFORD BD2 1BP**

**welcome to**

**Chestnut Grove, BRADFORD**

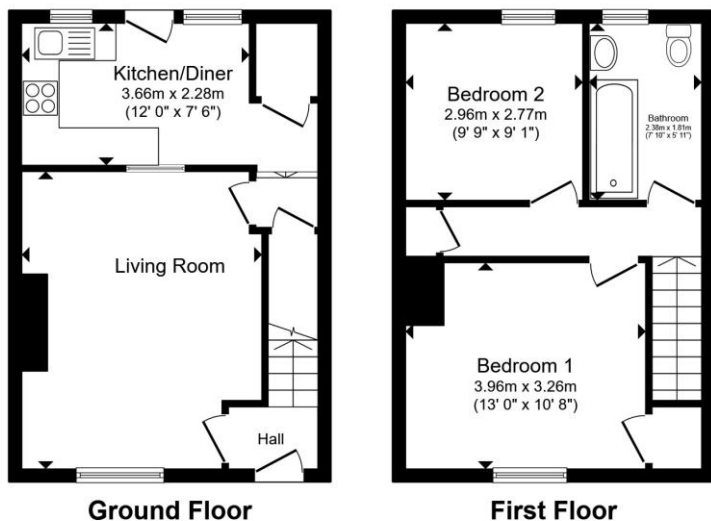
Situated in a popular and convenient residential location, this beautifully presented two-bedroom through terrace property offers an excellent opportunity for first-time buyers or those looking to step onto the property ladder. Well maintained by the current owners, ready to move straight into.



Upon entering the property, you are welcomed into a cosy and inviting living room, perfect for relaxing or entertaining. The space is complemented by tasteful décor and a warm, homely feel.

To the rear, the property boasts a spacious kitchen, offering ample storage and worktop space, ideal for everyday living and dining.

To the first floor are two good-sized bedrooms, both offering comfortable accommodation, along with a well-appointed three piece bathroom. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for enjoying warmer months, gardening, or outdoor seating. uPVC double glazing and gas central heating throughout. Energy Rating: TBC



Total floor area 68.2 m<sup>2</sup> (734 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](http://www.propertybox.io)



## Entrance Lobby

## Living Room

13' 7" x 12' 9" ( 4.14m x 3.89m )

## Kitchen

12' x 7' 6" ( 3.66m x 2.29m )

## First Floor Landing

## Bedroom One

13' x 10' 8" ( 3.96m x 3.25m )

## Bedroom Two

9' 9" x 9' 1" ( 2.97m x 2.77m )

## Bathroom

## Exterior



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## Chestnut Grove, BRADFORD

- Traditional through terrace property
- Two well-proportioned bedrooms
- Well maintained throughout
- Ready to move into condition
- Enclosed rear garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A



offers over

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP111423 - 0004

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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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