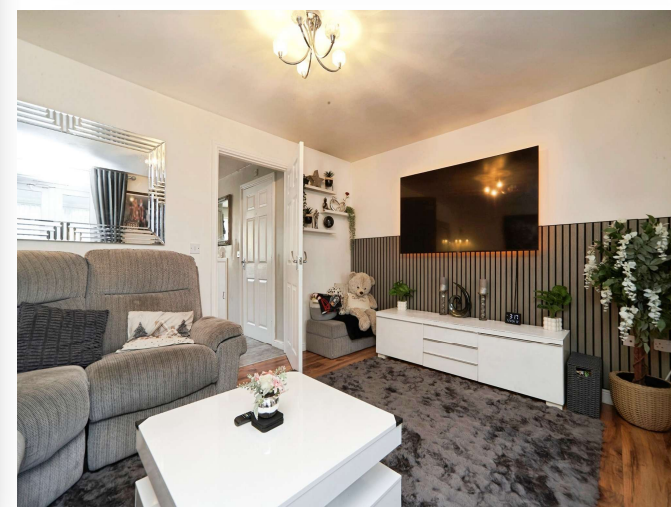




Oswin Gardens, Bradford BD2 1DN

welcome to

Oswin Gardens, Bradford

Beautifully presented three-bedroom semi-detached family home, built approximately 13 years ago, this attractive three-bedroom semi-detached home offers spacious and modern living throughout. Finished to a high standard with contemporary décor, the property is ready to move straight into.



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The accommodation has been thoughtfully enhanced with a superb sun room extension, creating additional versatile living space and providing an abundance of natural light. The stylish interior flows seamlessly throughout, offering a welcoming and comfortable environment for everyday living and entertaining.

Externally, the property benefits from a driveway providing off-road parking, together with well-maintained front and rear gardens, perfect for relaxing, outdoor dining, or family enjoyment.

Combining modern convenience, excellent presentation and valuable additional living space, this delightful home represents an excellent opportunity for buyers seeking a well-appointed property in a desirable residential setting.

Entrance Hall

Kitchen Diner

16' 3" x 10' 7" (4.95m x 3.23m)

Wc

Living Room

13' 7" x 10' 11" (4.14m x 3.33m)

Sun Room

12' 11" x 9' 5" (3.94m x 2.87m)

First Floor Landing

Bedroom One

13' 6" x 8' 3" (4.11m x 2.51m)

Bedroom Two

12' 5" x 7' 3" (3.78m x 2.21m)

Bedroom Three

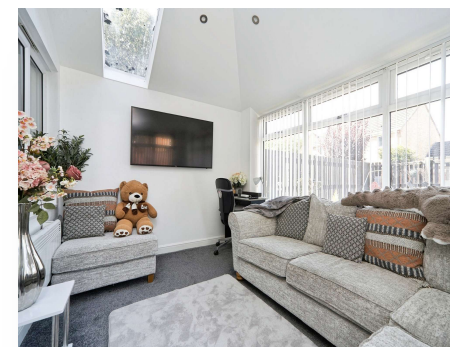
9' 5" x 6' 2" (2.87m x 1.88m)

Bathroom

Garden & Drive

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.



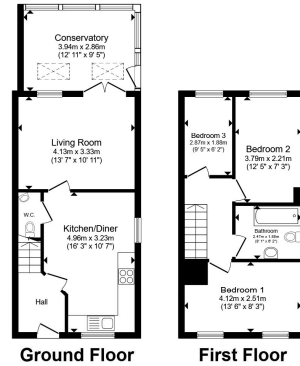
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welcome to Oswin Gardens, Bradford

- Immaculately presented semi detached
- Modern kitchen diner & bathroom
- Additional purpose built sun room
- Three bedrooms
- Driveway parking

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



Total floor area 81.1 m² (873 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

**william
h brown**

offers over
£205,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111527



Property Ref:
SHP111527 - 0002

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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