



## 1 Fern Avenue, Clayton, Bradford, BD14 6FA

£145,000

- MODERN TWO BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN
- POPULAR NEW BUILD DEVELOPMENT
- AVAILABLE TO FIRST TIME BUYERS ONLY
- UPVC DOUBLE GLAZING
- MODERN FITTED KITCHEN
- TWO OFF-ROAD PARKING SPACES
- EARLY VIEWING ADVISED

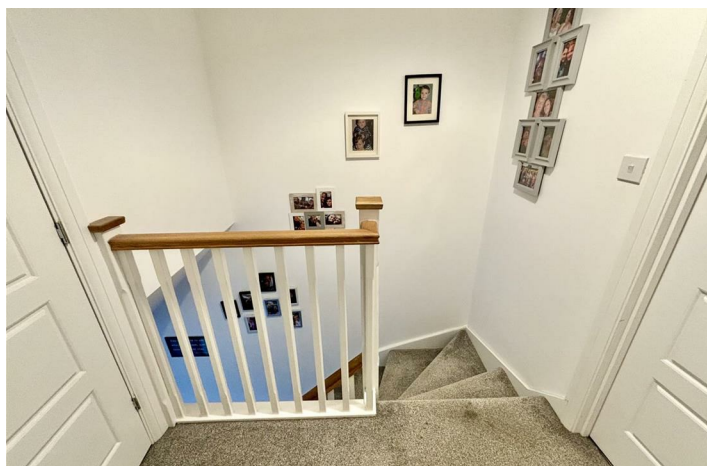
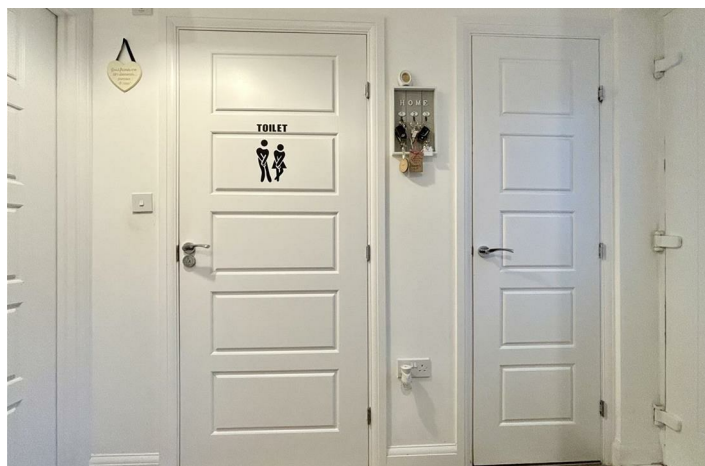


# 1 Fern Avenue, Bradford BD14 6FA

**\*\* MODERN TWO BEDROOM SEMI-DETACHED \*\* AVAILABLE TO FIRST TIME BUYERS ONLY \*\***  
**OFF-ROAD PARKING FOR TWO CARS \*\* ENCLOSED REAR GARDEN \*\*** This impressive starter home is still covered under the builders guarantee and offers a superb step on the property ladder for first time buyers. Well presented throughout and briefly comprising of: Entrance Hall, Kitchen, ground floor WC, Lounge, two Bedrooms & bathroom. Off-road parking to the front and an enclosed level garden to the rear with a paved patio and artificial grass. Early viewing advised.



Council Tax Band: B



### **Entrance Hall**

The front entrance door leads into the hallway with an opening to the kitchen, storage cupboard and the ground floor WC. Door to the lounge and a central heating radiator.

### **Kitchen**

8'3 x 5'9

Fitted with a range of base and wall cabinets, laminated working surfaces and matching up-stands. There is an integrated electric oven, gas hob and extractor, plus plumbing for a washing machine and space for a fridge-freezer. Window to the front elevation.

### **Lounge**

14'7 x 12'4

A good-sized reception room with French doors and side windows leading to the rear garden, open stairs to the first floor and a useful space under the stairs. Two central heating radiators.

### **WC**

Ground floor WC with corner pedestal washbasin, extractor and a central heating radiator.

### **First Floor**

Landing area with doors off to the bedrooms and bathroom, plus a hatch to the loft space.

### **Bedroom One**

12'6 x 8'9

Window to the front elevation and a central heating radiator.

### **Bedroom Two**

12'6 x 6'9

Window to the rear elevation, storage cupboard and a central heating radiator.

### **Bathroom**

A modern white three piece suite comprising of a panelled bath with mains powered shower over and glass screen, pedestal washbasin and WC. Central heating radiator and an extractor.

### **External**

Off-road parking to the front for two cars and an electric vehicle charge point. To the rear is an enclosed garden with a paved patio seating area, artificial grass and a garden shed.

### **Further information**

This property is part of a Government new build first time buyers scheme and can only ever be sold to/purchased by a first time buyer. The asking price is discounted by 28.5% below the current market value, representing excellent value for money.

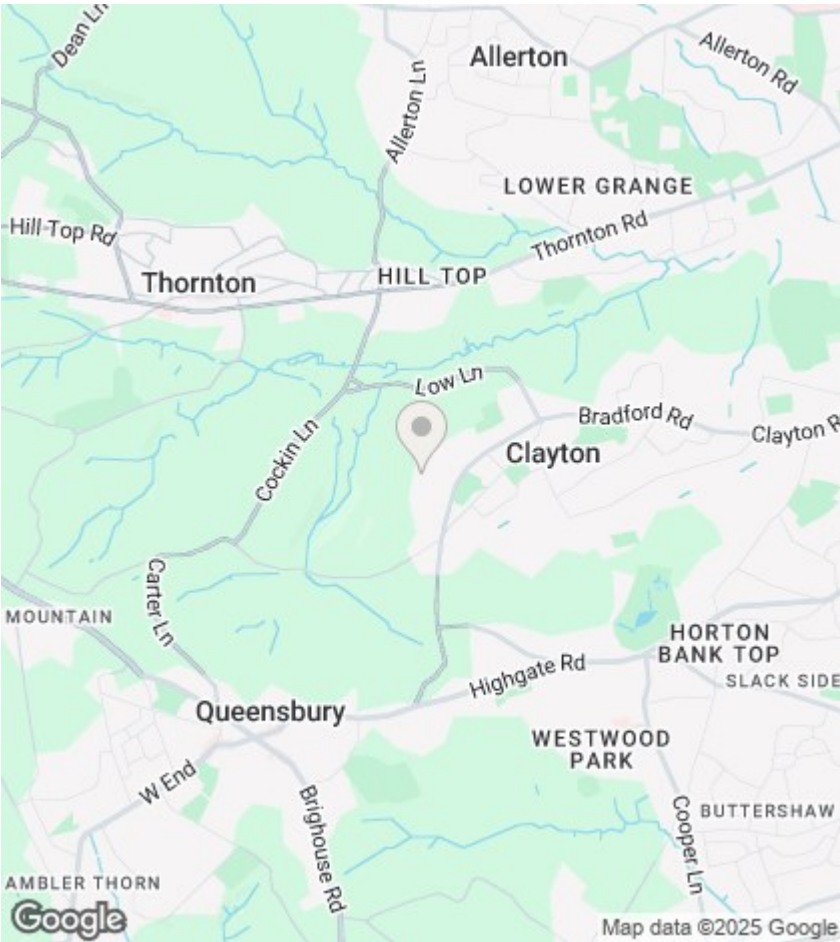












Directions

Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	