



Fallowfield Walk, Bierley,

£175,000

*** TOWN HOUSE * THREE BEDROOMS * SMALL CUL-DE-SAC * IDEAL FTB *
* MODERN KITCHEN & BATHROOM * GARDEN * PARKING ***

This well presented three bedroom terraced property would make an ideal purchase for a FTB/young family. Situated on this small cul-de-sac location and within easy reach of local schools, shops and motorway links.

Having a modern fitted kitchen, house bathroom, garden and off street parking.

The accommodation briefly comprises entrance hallway, cloaks/wc, dining kitchen, lounge, three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear with off street parking leading to a single garage.



Entrance Hall

With radiator.

Cloakroom/WC

White two piece suite comprising low suite wc, pedestal wash basin, radiator, extractor fan.

Dining Kitchen

11'5" x 7'4" (3.48m x 2.24m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, integrated fridge/freezer, dishwasher, washing machine, radiator and double glazed window.

Lounge

14'5" x 10'5" (4.39m x 3.18m)

With radiator and French doors to rear.

First Floor

Bedroom One

11'4" x 10' (3.45m x 3.05m)

With radiator and double glazed window.

Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

With radiator and double glazed window.

Bedroom Three

8'1" x 8'4" (2.46m x 2.54m)

With radiator and double glazed window.

Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a well maintained lawned and decked garden to the rear, together with off-road parking to the front.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, use the right lane to merge onto M606, at junction 2 exit towards Euroway Trading Ests, use the right lane to take the slip road to Euroway Estate, turn right onto Euroway Interchange/Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, at the roundabout take the 2nd exit onto Shetcliffe Ln, turn left onto Ferrand Ave, left onto Fallowfield Gardens, left onto Fallowfield Walk and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

