



4 The Fairway, Bradford, West Yorkshire, BD5 8FB Asking Price £190,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and spacious THREE BEDROOM TOWN HOUSE property located on a quiet development in Bradford - BD5. With a master bedroom suite, two off-street parking spaces and an open-plan dining kitchen, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; dining kitchen, lounge, wc, a double and single first floor bedroom, bathroom, master suite with dressing area and en-suite. Externally the property has a driveway to accommodate two cars to the front, and a low-maintenance garden to the rear. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Open-plan dining kitchen to the front of the property with accompanying WC.

With kitchen is fitted with a good range of matching white units with complementary worktops and splashbacks.

Appliances include - fridge/freezer, washing machine, dishwasher, gas hob with overhead extractor, oven/grill and sink with drainer.

As seen, there is ample room for a dining table with chairs to the bottom corner of the room.

Lounge



Spacious lounge to the rear of the property with a view and double doors to the garden.

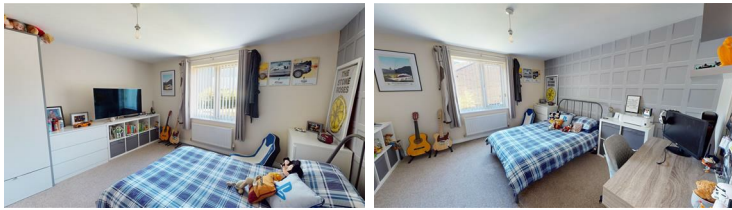
Offering space for a large suite and coffee table.

WC

Ground floor WC with wash basin accessible via the dining kitchen.

FIRST FLOOR

Bedroom



First floor double bedroom with a view to the rear of the property.

Offering ample space for a large bed, side tables, wardrobes and desk as seen.

Bedroom



Second first floor bedroom, a single room with a view to the front elevation.

Offering room for a single bed or cot, wardrobes and dressing furniture.

Bathroom



House bathroom with tiled splashbacks and matching white three-piece suite - bath, wc, wash basin and towel rail.

SECOND FLOOR

Primary Bedroom



Generous primary bedroom suite to the top floor with accompanying dressing area and en-suite shower room.

With velux windows offering good natural light and ample room for a large bed, side tables and wardrobes as seen.

En-Suite



Primary en-suite shower room with velux window and matching three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



Front


Driveway to accommodate two cars to the front of the property.

Rear



Garden to the rear of the property, accessible via the french doors from the lounge.

The garden has a patio area leading from the property and a generous lawn to the top end.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 