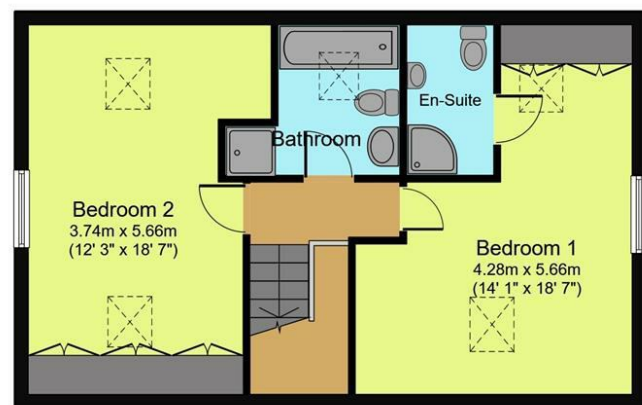


Ground Floor



First Floor

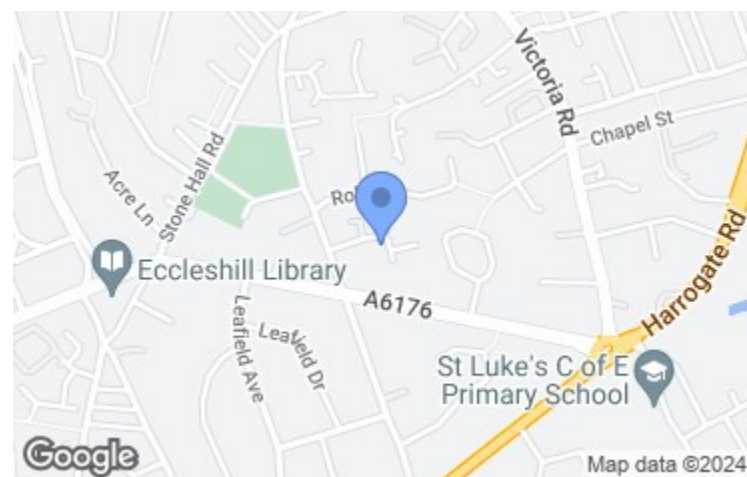
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(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		

Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwstateagents.com



Directions

See Mapping.



**Fairburn Gardens, Bradford, BD2 2HF
 Offers In The Region Of £250,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Fairburn Gardens, Bradford, BD2 2HF



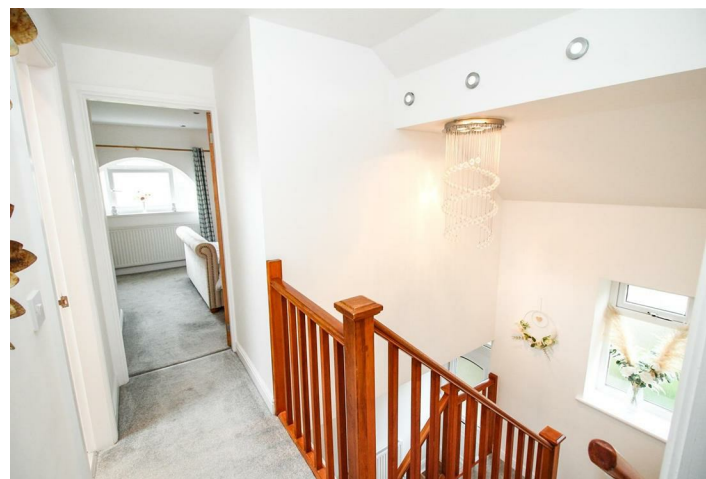
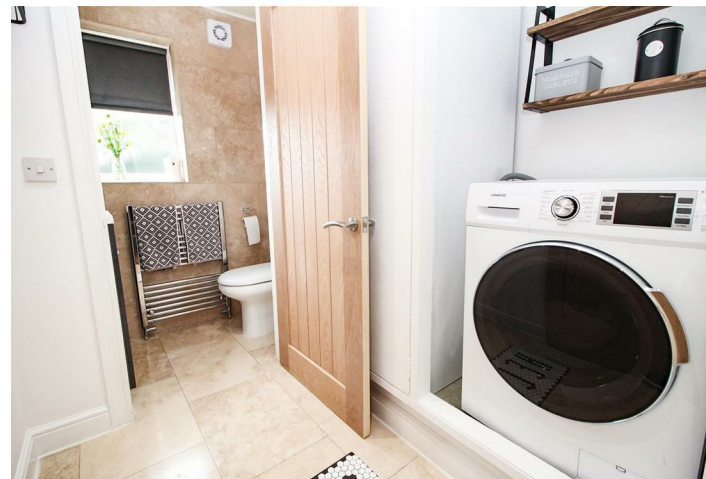
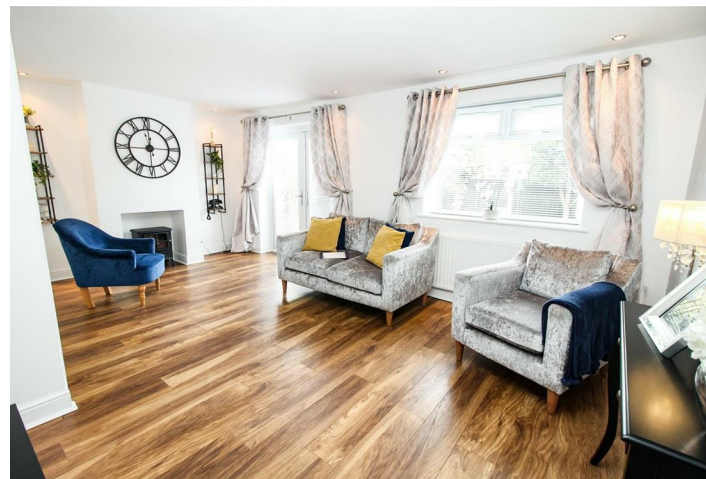
**** STUNNING STONE DETACHED ** TWO DOUBLE BEDROOMS ** TWO BATHROOMS ** SPACIOUS MODERN LOUNGE ** CONTEMPORARY KITCHEN ** DOWNSTAIR CLOAK & UTILITY ROOM ** PRIVATE GARDEN **** Great location with good schools, shops, pubs and main bus routes nearby into both Leeds, Bradford and Shipley. Short drive to Apperley bridge train station.

Entrance hall with Oak floor, oak spindled balustrade with LED foot lighting, cloakroom with low flush WC, wash hand basin & travertine tiling. Utility room with fitted wall units and plumbed for washing machine. Contemporary dining kitchen with a range of gloss white base and wall units with square edge worktops, splash back and matching island with wine cooler. Two Integrated brushed chrome ovens, induction hob, extraction chimney, integrated fridge, freezer & dishwasher. Finished with karndean flooring, recessed lights and French doors opening onto rear garden. Spacious lounge with light modern decor and oak flooring, venetian blinds, recessed LED

lights and French doors lead out onto the enclosed garden.

Staircase with side elevation window leads up to the first floor rooms, double master bedroom with feature Arch top window, velux with black out blind, fitted wardrobes and carpet flooring, En-suite shower room with, cubicle shower, low flush WC & vanity unit pedestal basin, bedroom 2 also a spacious double room has stylish wardrobes, picture and velux window finished with carpet floor. Family bathroom comprising jacuzzi bath tub, cubicle power shower, low flush WC, pedestal basin with over vanity mirror and fully tiled travertine walls and floor.

Externally there is a driveway for two vehicles, private rear garden which has selective planting with fruit trees, shrubs and a pergola with climbing plants, timber decked patio seating area & golden flint gravel for a modern low maintenance feel, Second side paved seating patio with planted borders, stone walling and timber fencing with gates.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Simply Stunning Detached Home.....

Rating authority
Borough Council Tax Band D

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold