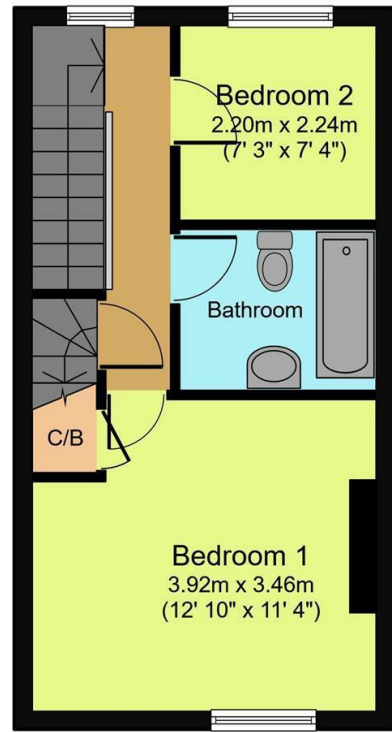
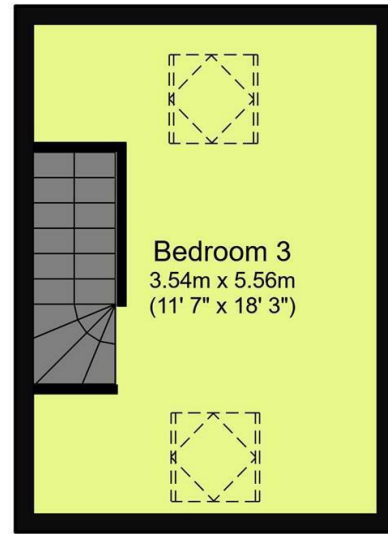


Ground Floor



First Floor



Second Floor

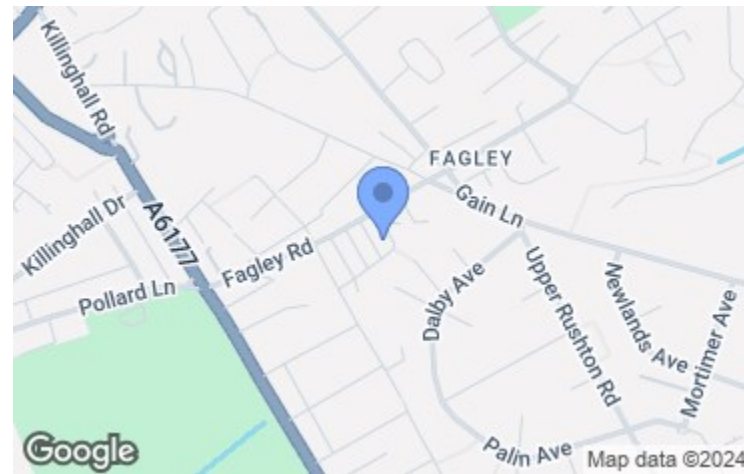
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

**Viewing arrangements**

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



**Directions**

see mapping



**Fagley Terrace, Bradford, BD2 3LU**  
**Offers In The Region Of £120,000**

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





Fagley Terrace, Bradford, BD2 3LU



**\*\* YORKSHIRE STONE TERRACE \*\* 3 BEDROOMS \*\* NEUTRAL DECOR \*\* NEW CARPETS \*\* CUL-DE-SAC \*\* CLOSE TO LOCAL AMENITIES \*\* CELLAR \*\***

This is a lovely, well presented 3 bedroom terrace property, which has neutral decor and new carpets fitted - book your viewing early as interest is sure to be high on this great property!

The property briefly comprises:- Entrance through a solid wood door into the living room. This bright and airy room benefits from a living flame gas fire and surround, light decor and grey carpet flooring. From here you can access the kitchen/Diner as well as the stairs up to the first floor landing.

The kitchen is fitted with a range of wall and base units in aged oak with matching work tops and tiled splash back. There is an integrated electric oven, dishwasher, fridge and freezer, 4 ring gas hob with extractor over, radiator and is finished with cushion flooring. From here you can access the cellar and rear garden.

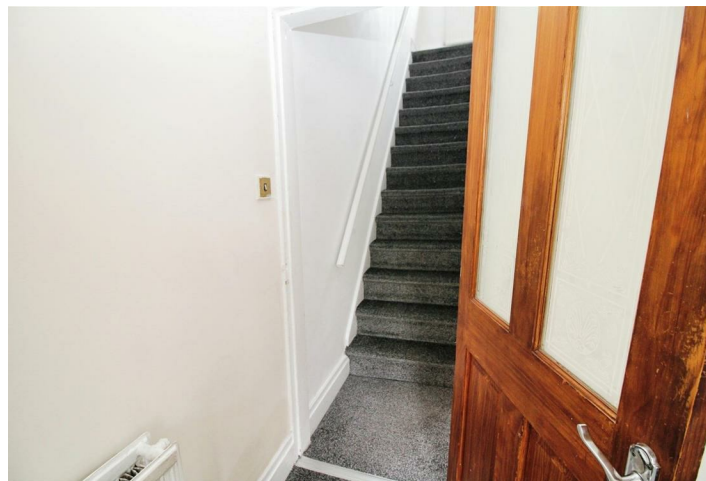
On the first floor there are 2 bedrooms and the family bathroom. Both bedrooms, have radiators and new carpet flooring.

The family bathroom is fitted with a 3 piece suite in white, comprising low flush WC, pedestal sink and panelled bath, a radiator and is finished with cushion flooring.

Stairs rise to the attic room which is a spacious double with radiator, 2 x velux windows, light decor and finished with carpet flooring.

Outside to the front and rear, there are low maintenance gardens, the rear being fenced and the front having a low wall.

**A MUST SEE PROPERTY FOR FIRST TIME BUYERS, YOUNG FAMILIES AND BUY TO LET LANDLORDS**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
This is a well presented 3 bedroom terraced property in a cul-de-sac setting.

**Rating authority**  
Borough Council Tax Band A

**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