

Fairway Close, Bradford BD7 4JQ



welcome to

Fairway Close, Bradford

Offered to the market is this lovely two bedroom true bungalow. Ideal for down sizing or a great footprint to further develop from, subject to planning permissions.













Entrance Porch With UPVC door and tiled floor.

Entrance Hall

Provides access to bathroom, two bedrooms, lounge, kitchen and storage cupboard.

Lounge

15' 2" x 10' 9" (4.62m x 3.28m) With UPVC window to the front and gas central heating radiator.

Kitchen

12' x 9' 5" ($3.66m \times 2.87m$) Fitted kitchen with a range of gloss wall and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, integrated oven and hob, UPVC window to front and houses the boiler.

Bedroom One

11' 6" x 10' 8" ($3.51m\ x\ 3.25m$) With UPVC window to the rear and radiator.

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m) With UPVC window to the rear and radiator.

Bathroom

Comprises of bath with shower over, wash hand basin, w/c, UPVC window to the side and radiator.

Outside

Driveway to the side, patio garden to the front, paved garden to the rear with well stocked beds.





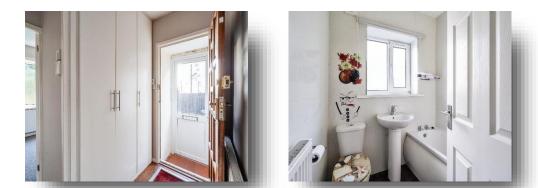
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Fairway Close, Bradford

- Two bedroom
- True bungalow
- Driveway
- Gardens to the front and rear
- £175,000

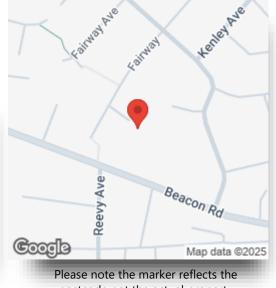
Tenure: Freehold EPC Rating: D

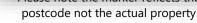
£175,000



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Property Ref: BDF114875 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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