









welcome to

Fairway Drive, Bradford

Must be viewed to appreciate the space on offer benefiting from three reception rooms, three bedrooms, ample off road parking and an integral garage.













Entrance Hall

With radiator.

Lounge

15' 11" into bay x 11' 5" into recess (4.85m into bay x 3.48m into recess)

With window to the front, fireplace and radiator.

Dining Room

11' 1" x 8' 11" (3.38m x 2.72m)

With patio doors to the conservatory and radiator.

Kitchen

10' 9" x 7' 11" (3.28m x 2.41m)

Brand new kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, plumbing for washing machine, window to the side and radiator.

Conservatory

6' 2" x 8' 8" (1.88m x 2.64m)

Brick base UPVC conservatory with door to the rear garden.

Landing

Located on the first floor with radiator.

Bedroom One

12' 9" plus wardrobe x 9' 4" (3.89m plus wardrobe x 2.84m)

With window to the side, built in bedroom furniture and radiator.

Bedroom Two

10' 6" \times 13' 9" plus wardrobe ($3.20m \times 4.19m$ plus wardrobe)

Located on the ground floor with fitted wardrobes, window to the rear, radiator and good size storage cupboard.

Bedroom Three

 $5' 8" \times 10' (1.73m \times 3.05m)$

With velux window to the rear, radiator and eaves storage

Bathroom

Comprises of bath with shower over, wash hand basin, w/c, window to the side, heated towel rail, tiled walls and floor.

Store Room

10' \times 2' 11" (3.05m \times 0.89m) Under eaves storage with lots of storage space.

Garage

Integral garage with up and over door.

Outside

Driveway that leads to the integral garage, water butt to the side, to the rear patio and decked area.





welcome to

Fairway Drive, Bradford

- Three Bedroom
- Semidetached
- Three Reception Rooms
- Ample Parking and Garage
- Price £210,000

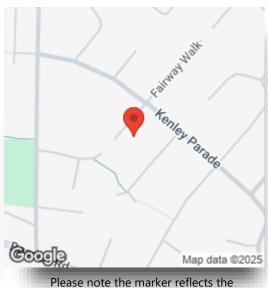
Tenure: Freehold EPC Rating: D

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF115514 - 0004 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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