



**Fairway Drive, Bradford BD7 4JN**



**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" x 13' 9" plus wardrobe ( 3.20m x 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" x 10' ( 1.73m x 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' x 2' 11" ( 3.05m x 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.



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## **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

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