

Fairway, Bradford BD7 4JG



welcome to

Fairway, Bradford

A beautifully presented spacious two bedroom true bungalow located in a popular location. With ample parking leading to detached garage.













Entrance Hall

With storage cupboard and radiator.

Lounge

15' 4" x 10' 9" ($4.67m \times 3.28m$) With window to the front and radiator.

Kitchen

9' 3" x 11' 6" (2.82m x 3.51m) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, plumbing washing machine and radiator.

Bedroom One

10' 10" x 11' 4" (3.30m x 3.45m) With window to the rear, built in wardrobe and radiator.

Bedroom Two

 8^{\prime} 5" max x 9 $^{\prime}$ 5" (2.57m max x 2.87m) With window to the rear, built in cupboard and radiator.

Shower Room

Comprises of shower cubicle, wash hand basin set in vanity unit, w/c, tiled walls, window to the side and radiator.

Outside

With driveway leading to the garage and enclosed garden to the rear.





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Fairway, Bradford

- Two Bedroom
- Bungalow
- Well presented throughout
- Driveway & Garage
- No Chain

Tenure: Freehold EPC Rating: D Council Tax Band: B

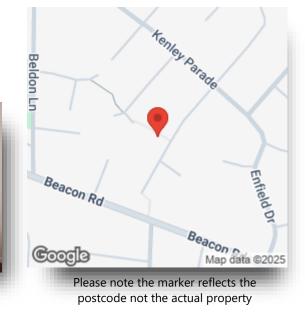
£170,000





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The Property Ombudsman

Property Ref: BDF115975 - 0002 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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