









## welcome to

## Fair Road, Bradford

Offered to the market is this well presented two bedroom end terrace property. This property would be ideal for first time buyers or investors.













# **Open Plan Living Area** 15' 1" x 10' 5" ( 4.60m x 3.17m )

Modern kitchen with a range of fitted wall and base units incorporating sink and drainer with work surfaces, breakfast bar, door to the front, windows to the front and side.

#### **Bedroom One**

9' x 8' 2" ( 2.74m x 2.49m )

With window to the front, radiator and fitted wardrobe.

#### **Bedroom Two**

9' x 8' 2" ( 2.74m x 2.49m )

With window to the side and radiator.

#### **Bathroom**

Three piece suite comprises of bath with shower over, wash hand basin set in vanity unit, w/c and heated towel rail.





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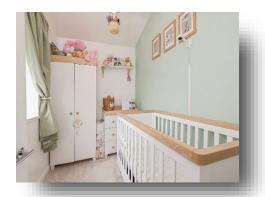
## Fair Road, Bradford

- Two bedroom
- End terrace property
- Open plan living area
- Newly fitted kitchen and bathroom
- £130,000

Tenure: Freehold EPC Rating: D

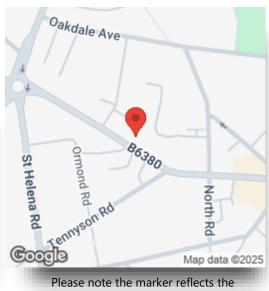
Council Tax Band: A

# £130,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116117



Property Ref: BDF116117 - 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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