









welcome to

Fenby Avenue, Bradford

A well presented three bedroom semi-detached located in a sought after location close to local schools with great transport links in to both Leeds and Bradford.

Offered with no onward chain.













Entrance Porch

Lounge

21' 7" max x 9' 9" (6.58m max x 2.97m)
With window to the rear and two radiators.

Kitchen

10' 11" x 7' plus recess ($3.33 \, \mathrm{m} \, \mathrm{x} \, 2.13 \, \mathrm{m}$ plus recess) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, storage cupboard and window to the rear.

Conservatory

Landing

With window to the side.

Bedroom One

9' 11" x 14' 1" (3.02m x 4.29m)
With window to the front and radiator.

Bedroom Two

7' 1" x 8' 3" (2.16m x 2.51m) With window to the rear and radiator.

Bedroom Three

7' 11" max x 8' 5" max (2.41m max x 2.57m max) With window to the front, bulkhead storage and radiator.

Bathroom

Located on the ground floor with bath, wash hand basin, w/c and window to the rear.

Outside

Tiered garden to the front and garden space to the rear.





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Fenby Avenue, Bradford

- Three bedroom
- Semi detached property
- No Chain
- Well Presented Throughout
- Price £125,000

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116155



Property Ref: BDF116155 - 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 quidance 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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