



**Fenby Avenue, Bradford BD4 8QX**

**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 ( 3.33m x 2.13m 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.



***view this property online*** [williamhbrown.co.uk/Property/BDF116155](http://williamhbrown.co.uk/Property/BDF116155)



welcome to

## Fenby Avenue, Bradford

- Three bedroom
- Semi detached property
- No Chain
- Well Presented Throughout
- Guide Price £120,000-£130,000

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£120,000-£130,000**



view this property online [williamhbrown.co.uk/Property/BDF116155](http://williamhbrown.co.uk/Property/BDF116155)

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.



Property Ref:  
BDF116155 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



[williamhbrown.co.uk](http://williamhbrown.co.uk)