

Calverley View Fagley Road, Bradford BD2 3QR



welcome to

Calverley View Fagley Road, Bradford

5% deposit contribution included: T&C apply. The Kilkenny is a beautiful three bedroom home perfect for modern living. A bright living room featuring a stunning exposed staircase leads through to an open-plan kitchen-diner, where French doors open onto the garden creating an flexible living space.

Ground Floor

Kitchen Diner 14' 8" x 9' 6" (4.47m x 2.90m) **Living Room** 14' 8" x 11' 11" (4.47m x 3.63m)

W.C

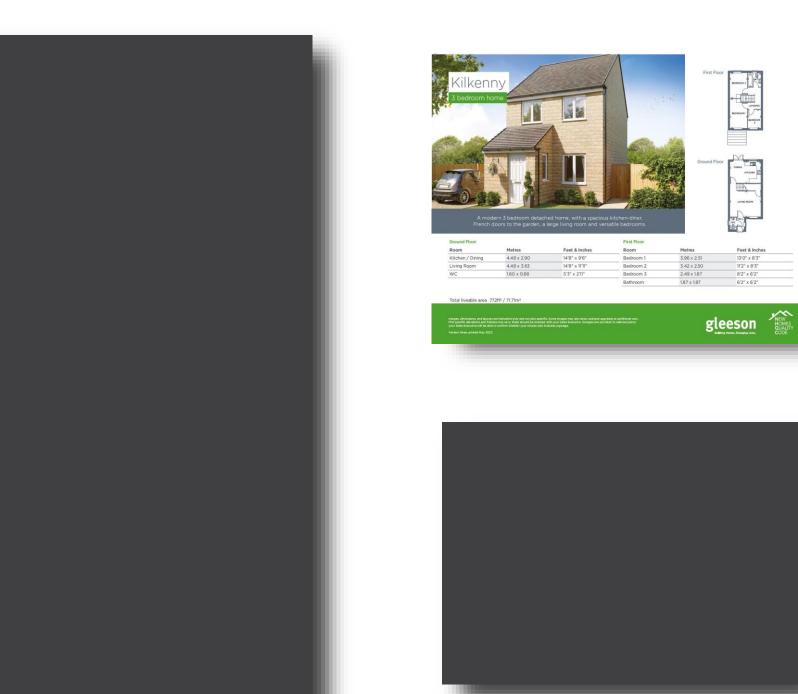
5' 3" x 2' 11" (1.60m x 0.89m) **First Floor Bedroom One** 13' x 8' 3" (3.96m x 2.51m)

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m) **Bathroom** 6' 2" x 6' 2" (1.88m x 1.88m)



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Calverley View Fagley Road,

Bradford

- 5% deposit contribution included
- 10-Year NHBC Warranty and Insurance
- We're registered with NHQB
- 2-Year Gleeson Warranty
- Move in now

Tenure: Freehold EPC Rating: Exempt

£229,995





Property Ref: SHP109989 - 0004 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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