









welcome to

Calverley View Fagley Road, Bradford

FORMER SHOW HOME - SOLD AS SEEN - Gleeson Homes - 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.

Entrance Hall Living Room

14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen Diner

14' 8" x 9' 6" (4.47m x 2.90m)

W.C

First Floor Landing 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 Outside Disclaimer

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with a member of our sales team. Garages are provided to selected plots and our sales team will be able to confirm whether your chosen plot includes a garage.







welcome to

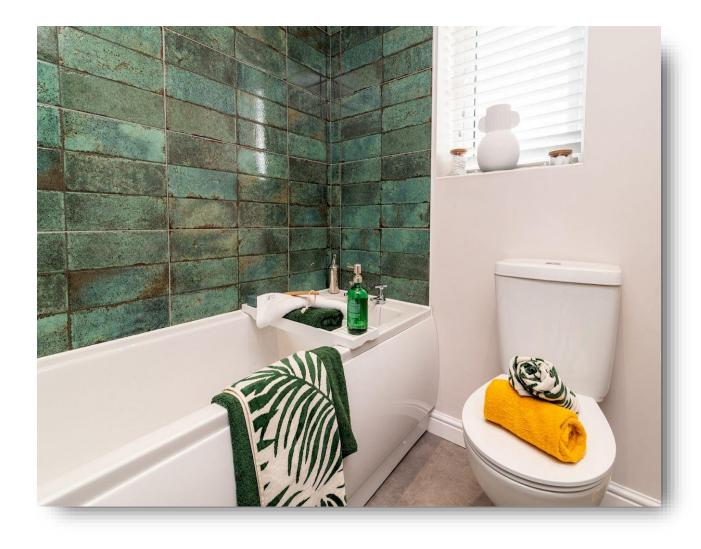
Calverley View Fagley Road,

Bradford

- Former show home
- All furnishings included
- 5% deposit contribution included
- 2-Year Gleeson Warranty
- 10-Year NHBC Warranty

Tenure: Freehold EPC Rating: Exempt

£239,995

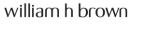


view this property online williamhbrown.co.uk/Property/SHP110115



Property Ref: SHP110115 - 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.







01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk

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.