



**Flaxen Court, Bradford BD6 1AW**

**welcome to**

**Flaxen Court, Bradford**

Located in Bradford is this three bedroom property, featuring a conservatory and front and rear gardens. Ideal for first time buyers. With easy access to local shops and major transport links.



## Lounge

16' 6" x 11' 3" ( 5.03m x 3.43m )

With window to the front, air conditioning unit, gas fireplace and central heating radiator.

## Kitchen

15' x 14' 6" ( 4.57m x 4.42m )

Fully fitted kitchen incorporating sink and drainer with work surfaces. Built in appliances including washer-dryer, dish-washer and fridge/ freezer. With range cooker and built in overhead cooker hood and extractor. With window to the rear and French doors providing access to the conservatory.

## Conservatory

8' 8" x 8' ( 2.64m x 2.44m )

Conservatory with French doors and vertical blinds, offering views to the rear garden. Also benefits from air conditioning unit offering hot and cold air.

## Bedroom One

13' 8" x 7' 11" ( 4.17m x 2.41m )

With window to the rear and central heating radiator.

## Bedroom Two

9' 7" x 7' 11" ( 2.92m x 2.41m )

With window to the front and central heating radiator.

## Bedroom Three

8' 10" x 6' 5" ( 2.69m x 1.96m )

With window to the rear and central heating radiator.

## Bathroom

6' 8" x 5' 10" ( 2.03m x 1.78m )

With window to the side, newly fitted three piece suite comprising of a panel bath with new electric overhead shower, wash basin and WC.

## Outside

To the front there is a private enclosed garden area and to the rear garden area leading to parking and detached garage. There is also an electric vehicle charging point. Also featuring vintage Three point garden lamp post.

## Garage

Detached garage with power and lighting.



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welcome to

## Flaxen Court, Bradford

- Three bedroom house
- Conservatory
- Fitted kitchen
- Gardens to the front and rear
- Price £225,000

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116377 - 0009

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william h brown



**01274 693138**



Wibsey@williambrown.co.uk



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



**williambrown.co.uk**