



127 Fenby Avenue, Dudley Hill, Bradford, BD4 9LJ

3 DOUBLE BEDROOMS: Immaculate DETACHED BUNGALOW that has been recently fully renovated and improved. With NEW KITCHEN and BATHROOM and DECORATED AND CARPETED, NEW DOORS and RADIATORS. Provides 3 DOUBLE BEDROOMS, with small rear gardens along parking for up to 5 cars at the front. Newly fitted alarm and hive system. Available with NO CHAIN.

Asking Price £175,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

127 Fenby Avenue, Dudley Hill, Bradford, BD4 9LJ

HALLWAY

LOUNGE 13'5" x 10'10" max (4.1m x 3.3m max)

Gas fire built into chimney breast

KITCHEN 23'11" x 9'10" max (7.3m x 3m max)

Newly fitted wall and base units incorporating contrasting worktop, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and central heating boiler. Tiling to floor and French doors to garden.

LOFT Fully boarded

BEDROOM ONE 12'6" x 12'2" (3.8m x 3.7m)

BEDROOM TWO 12'6" x 8'6" (3.8m x 2.6m)

BEDROOM THREE 10'2" x 7'10" (3.1m x 2.4m)

BATHROOM Newly fitted four piece suite comprising bath, shower, wc and hand wash basin. Tiling to walls and floor.

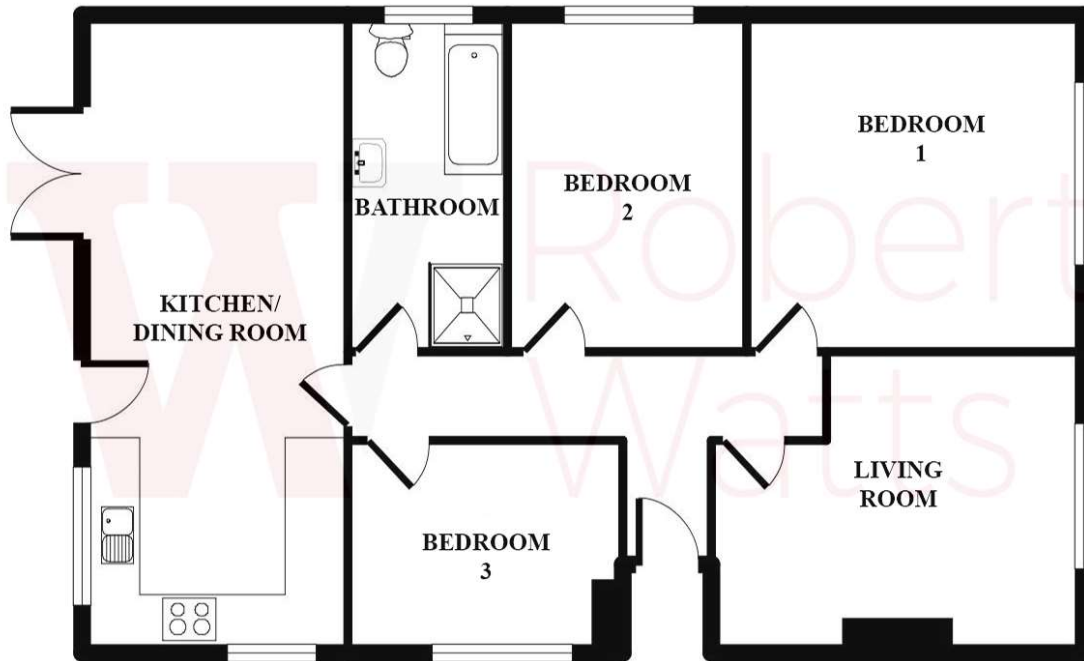
EXTERIOR The property benefits from ample driveway parking to the front. Small garden to the rear. Access must be provided for vehicular access to the rear property.

TENURE Freehold

COUNCIL TAX Band D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark