



7 Fairfax View, East Bierley, Bradford, BD4 6PW

Lovely Semi Detached, which is situated in this understandably sought after location, in the heart of the Village. Providing family sized 3 BEDROOMED accommodation, within walking distance to East Bierley Primary School, Village Green, Cricket and Golf Club. A detailed internal viewing is essential to fully appreciate.

The accommodation comprises: Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £250,000

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HALLWAY

LOUNGE 14' x 11' (4.27m x 3.35m)

DINING KITCHEN 17' x 11' (5.18m x 3.35m)

Super open plan Kitchen, with a good range modern units along with breakfast bar. Integrated oven and hob.

LANDING

BEDROOM 1 12' x 10' (3.66m x 3.05m)

Built in wardrobes

BEDROOM 2 11' x 10' (3.35m x 3.05m)

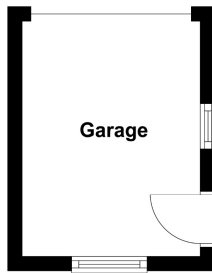
BEDROOM 3 6'10" (2.08) x 6' (1.83) plus stairhead

BATHROOM Modern bathroom suite, shower over the bath. Vanity sink unit.

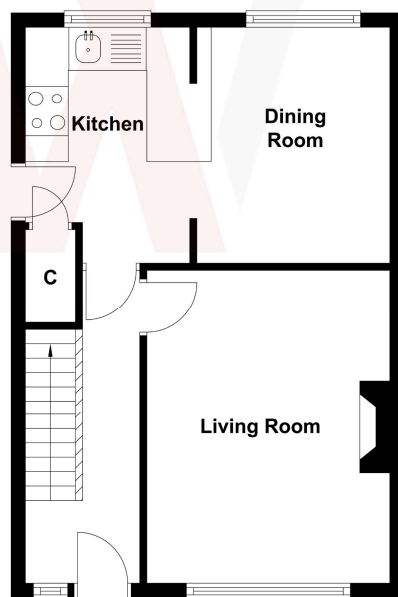
OUTSIDE Garden at the front. Pleasant garden at the back, both lawned and flagged. Parking and Garage.

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.

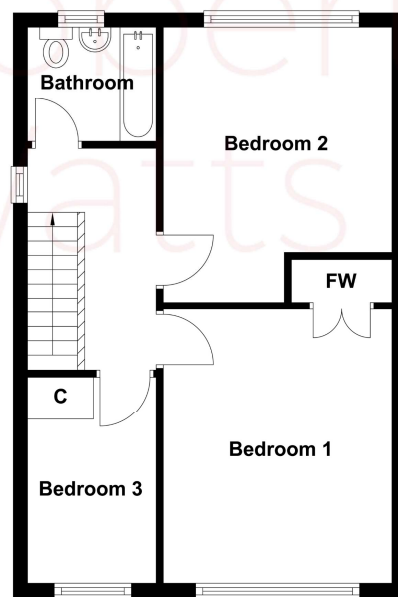




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	83 B
39-54	E		
21-38	F		
1-20	G		