



## 8 Fairfax Avenue, Bierley, Bradford, BD4 6JU

Semi Detached, providing 3 BEDROOMS, situated in popular location. Garden at the front and a driveway.  
Lovely garden at the back with a decking terrace.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, Utility Room/Downstairs W.C. 3 Bedrooms  
& Bathroom.

**Asking Price £155,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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### ENTRANCE PORCH

### HALLWAY

### UTILITY ROOM/DOWNSTAIRS W.C.

### LOUNGE 12'11" (3.94) x 12' (3.66) into chimney breast

### DINING ROOM 10' x 9' (3.05m x 2.74m)

uPVC French doors leading to garden.

### KITCHEN 9'10" x 9' (3m x 2.74m)

Range of basic kitchen units, worktops and sink unit.

### LANDING Airing cupboard.

### BEDROOM 1 10' x 10' (3.05m x 3.05m)

Built in cupboard.

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

Built in wardrobe.

### BEDROOM 3 8' x 8' (2.44m x 2.44m)

### BATHROOM 3 piece white bathroom suite.

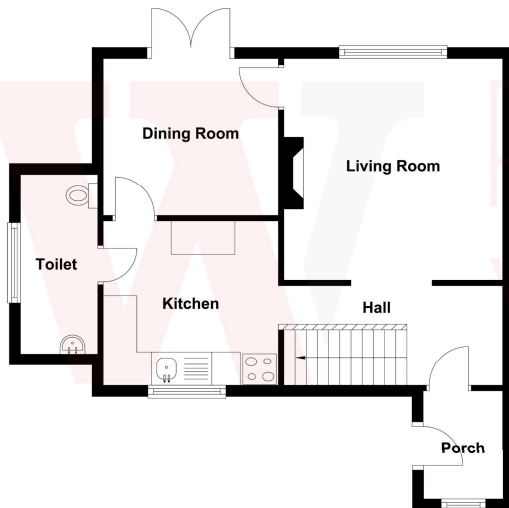
### OUTSIDE Garden at the front and a driveway. Lovely garden at the back with a decking terrace.

**AML** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

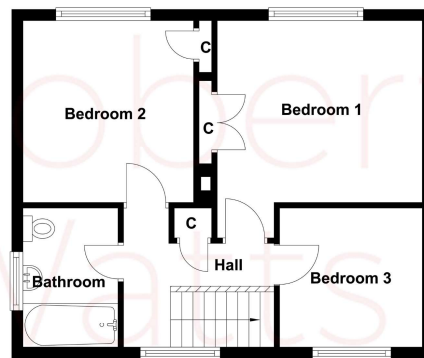
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		