



## 10 Flawith Drive, Fagley, Bradford, BD2 3PD

NO CHAIN...Popular style of semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. Handy for travel to both LEEDS (Pudsey) and BRADFORD. Within walking distance of some schools including Fagley Primary and St. Clare's. Contact Robert Watts to arrange YOUR VIEWING today.

**£160,000**

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**BUYER INFORMATION** 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.

**ENTRANCE HALL** Tiled floor

**COUNCIL TAX** Bradford  
Band A

**TENURE** Freehold

**LIVING ROOM** 12'9" x 11'4" (3.89m x 3.45m)  
Tiled floor

**DINING ROOM** 11'3" x 7'7" (3.43m x 2.3m)

**KITCHEN** 13'3" x 11'2" (4.04m x 3.4m)  
Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine, tiled floor

**LANDING**

**BEDROOM 1** 13'7" x 11'2" (4.14m x 3.4m)

**BEDROOM 2** 11'3" x 7'4" (3.43m x 2.24m)

**BEDROOM 3** 11'2" (3.4) x 10'5" (3.18) both max

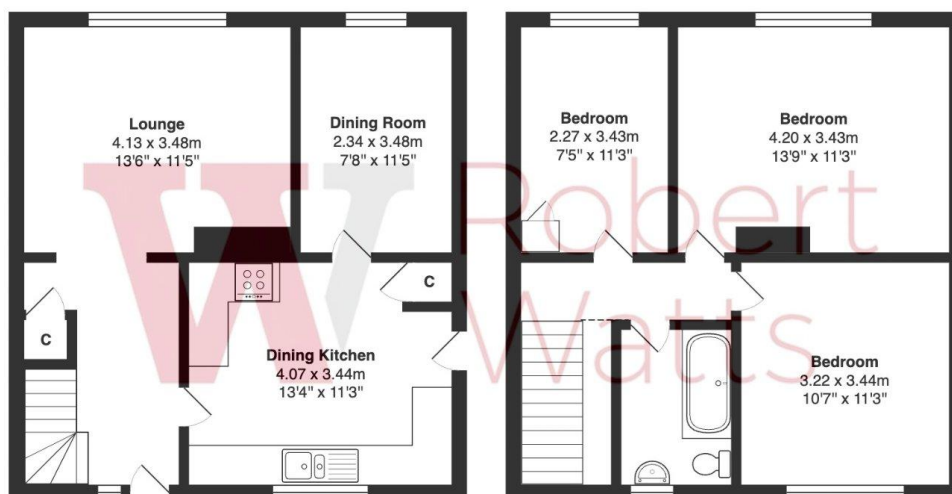
**BATHROOM** Three piece modern suite incorporating "air bath" with shower and screen over

**OUTSIDE** Garden to front, good size rear garden with large permanent store / summer house

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

Total Area: 93.8 m² ... 1010 ft²

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |