



## 42 Fairburn Gardens, Eccleshill, Bradford, BD2 2HF

NO CHAIN - CASH BUYERS ONLY - GROUND FLOOR - TWO BEDROOMS - Of likely appeal to a variety of buyers. CUL-DE-SAC location which forms part of this ever popular part of Eccleshill, handy for village amenities. Contact Robert Watts to arrange YOUR VIEWING today.

**£85,000**

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**LEASEHOLD INFORMATION** We understand this property is leasehold, our research shows the lease was 99 years when granted in 1982. Due to the remaining years left on the lease this may affect the ability to obtain a mortgage. We are awaiting confirmation of current ground rent and any service charge amount. This information should be verified by your Solicitor prior to proceeding.

**CASH BUYERS** Due to the remaining years left on the lease we feel this can affect the ability to obtain a mortgage.

**PORCH** Leads to living room

**LIVING ROOM 14'1" x 12'7" (4.3m x 3.84m)**

**KITCHEN 8' x 6'5" (2.44m x 1.96m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer

**INNER HALL** Two useful store closets

**BEDROOM 1 10'8" x 8'5" (3.25m x 2.57m)**

**BEDROOM 2 8'2" x 6'4" (2.5m x 1.93m)**

**SHOWER ROOM** Shower cubicle, WC, wash basin

**OUTSIDE** Pleasant garden area

**COUNCIL TAX Bradford**

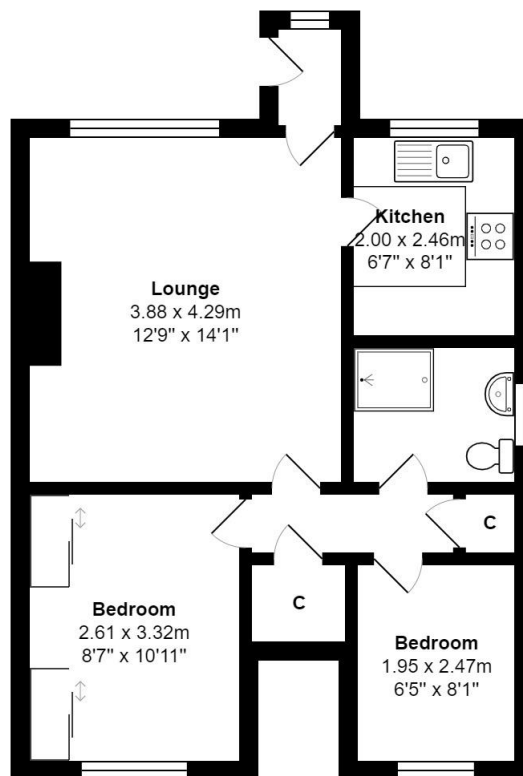
Band A

**TENURE** Leasehold

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**

Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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