



## 37 Cherry Tree Place, Fagley, Bradford, BD2 3FB

MODERN SEMI- DETACHED currently providing TWO BEDROOM accommodation. This fine example benefits from homeowner enhancements including a pleasant rear garden with patio and pergola along with a media wall in the living room to maximise space. Built around 2 years ago and forming part of the Gleeson Homes – Calverley View development in Fagley, offering easy access to local primary schools and access to both LEEDS (Pudsey) and BRADFORD. With an impressive energy rating of B and the remainder of the 10 year warranty we feel this home offers peace of mind for new owners. Contact Robert Watts to arrange YOUR VIEWING today.

**£180,000**

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## **COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

## **ENTRANCE HALL**

## **LIVING ROOM 15'3" x 10'3" (4.65m x 3.12m)**

Laminate flooring

## **KITCHEN DINER 13'5" x 7'9" (4.1m x 2.36m)**

Modern wall and base units, work tops, sink unit, plumbed for washing machine, built in oven, hob and extractor - patio doors to rear garden - useful WC off

**LANDING** Access to loft space with ladder and boarded

## **BEDROOM 1 10'3" x 10'2" (3.12m x 3.1m)**

Useful store closet

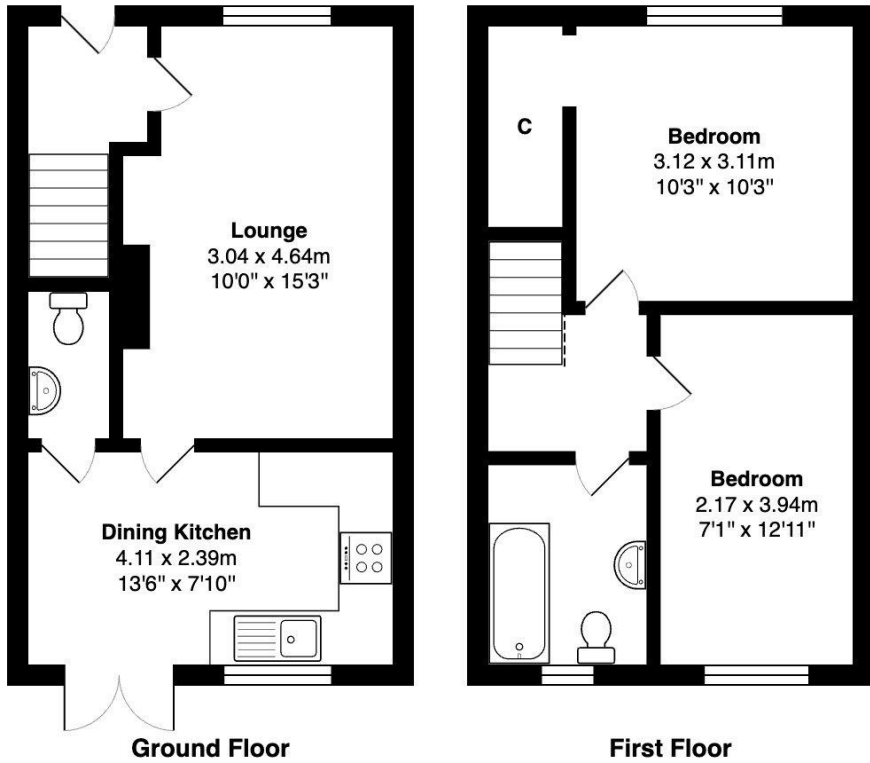
## **BEDROOM 2 13' x 7'1" (3.96m x 2.16m)**

**BATHROOM** Three piece suite

**OUTSIDE** Drive to side, open low maintenance garden to front, pleasant rear garden with lawn, patio and pergola

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.





Total Area: 59.1 m<sup>2</sup> ... 636 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>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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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