



## 12 Farriers Croft, Bradford, BD2 1ET

Well presented FOUR BEDROOM DETACHED. This fine example boasts an impressive 18ft MODERN KITCHEN DINER and a SPLENDID REAR GARDEN which simply must be seen in person to fully appreciate. Forming part of this increasingly popular area. Of likely appeal to a variety of buyers, especially young families as there are both PRIMARY and SECONDARY schools close by. Contact Robert Watts to arrange your viewing TODAY.

**£250,000**

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**COUNCIL TAX Bradford**

Band C

**TENURE Freehold****ENTRANCE HALL** Guest WC**LIVING ROOM 14'4" x 11'7" (4.37m x 3.53m)**

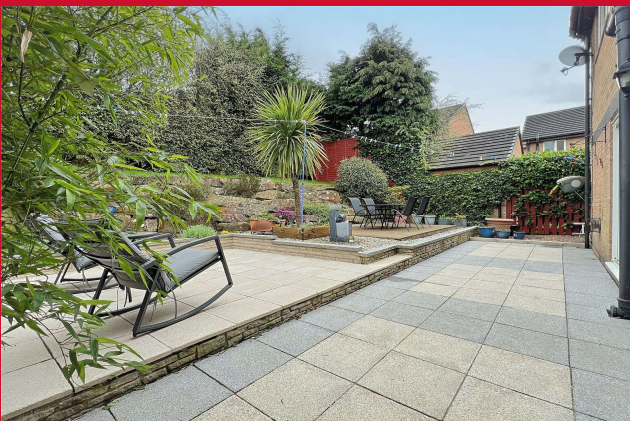
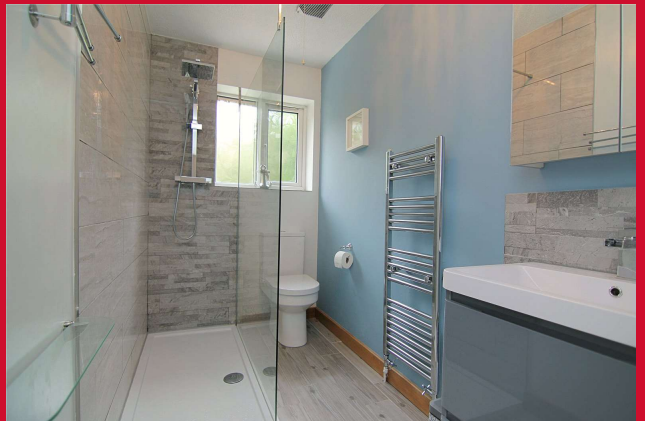
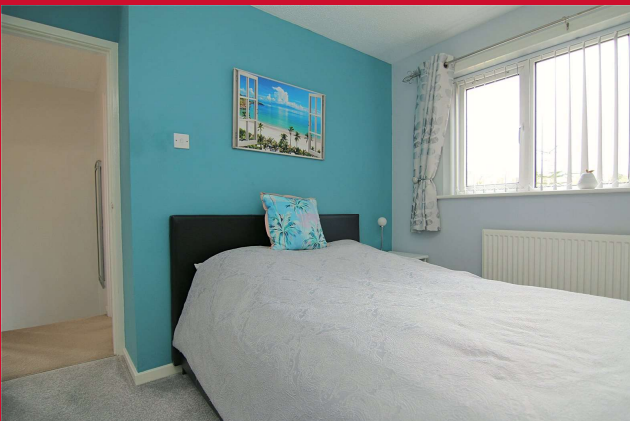
Patio doors, wooden flooring

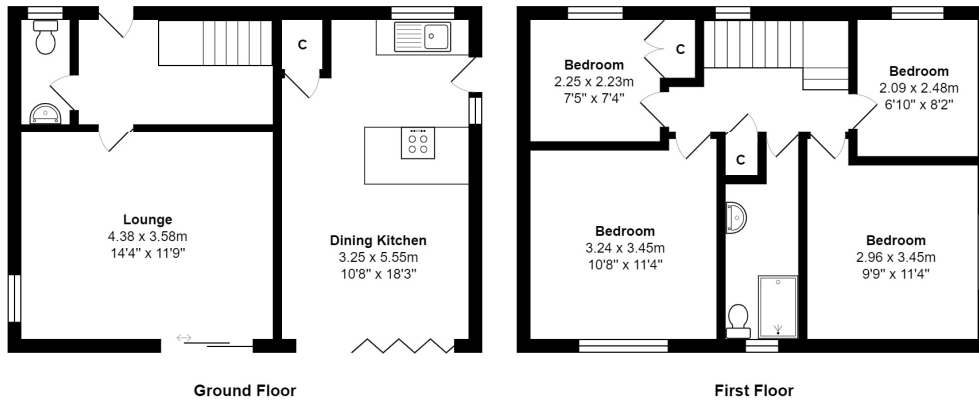
**KITCHEN DINER 18'2" x 10'7" (5.54m x 3.23m)**

Impressive kitchen diner, ample wall and base units bi-fold doors

**LANDING** Closet housing boiler, access to loft space**BEDROOM 1 10'6" x 10'4" (3.2m x 3.15m)****BEDROOM 2 9'8" x 9'7" (2.95m x 2.92m)****BEDROOM 3 7'3" x 7'3" (2.2m x 2.2m)****BEDROOM 4 8'1" x 6'9" (2.46m x 2.06m)****SHOWER ROOM** Shower cubicle, WC, washbasin - tiled floor**OUTSIDE** Open garden to front, drive leads to garage, impressive landscaped rear garden

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: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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