



3 Blackthorne Close, Fagley, Bradford, BD2 3DZ

Well presented LINK SEMI-DETACHED, known as the Tyrone - currently providing THREE BEDROOM accommodation. This fine example boasts a 16ft KITCHEN DINER, LIVING ROOM with patio doors to rear garden, along with a drive leading to an ATTACHED GARAGE. Built around 3 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.

£205,000

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ENTRANCE HALL

KITCHEN DINER 16'1" x 10'2" (4.9m x 3.1m)

Ample modern wall and base units, worktops, sink unit, built in oven, hob and extractor, plumbed for washing machine - guest WC off

LIVING ROOM 13'6" x 10'8" (4.11m x 3.25m)

Patio doors to rear garden

LANDING Access to loft space

BEDROOM 1 13'5" x 8'2" (4.1m x 2.5m)

BEDROOM 2 12'4" x 7'1" (3.76m x 2.16m)

BEDROOM 3 9' x 6'1" (2.74m x 1.85m)

BATHROOM Three piece white suite, fitted over bath shower and screen

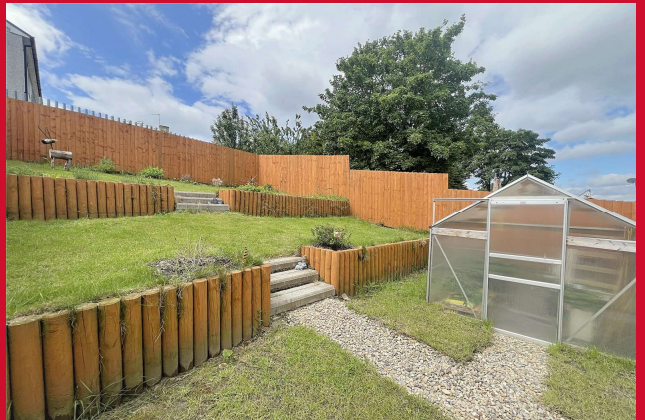
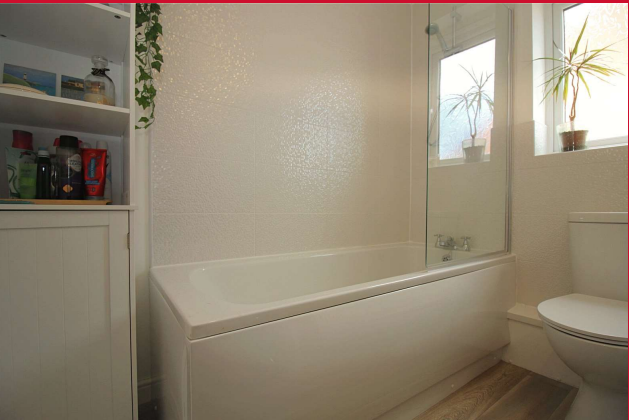
OUTSIDE Drive to attached garage. open lawn to front, pleasant rear garden

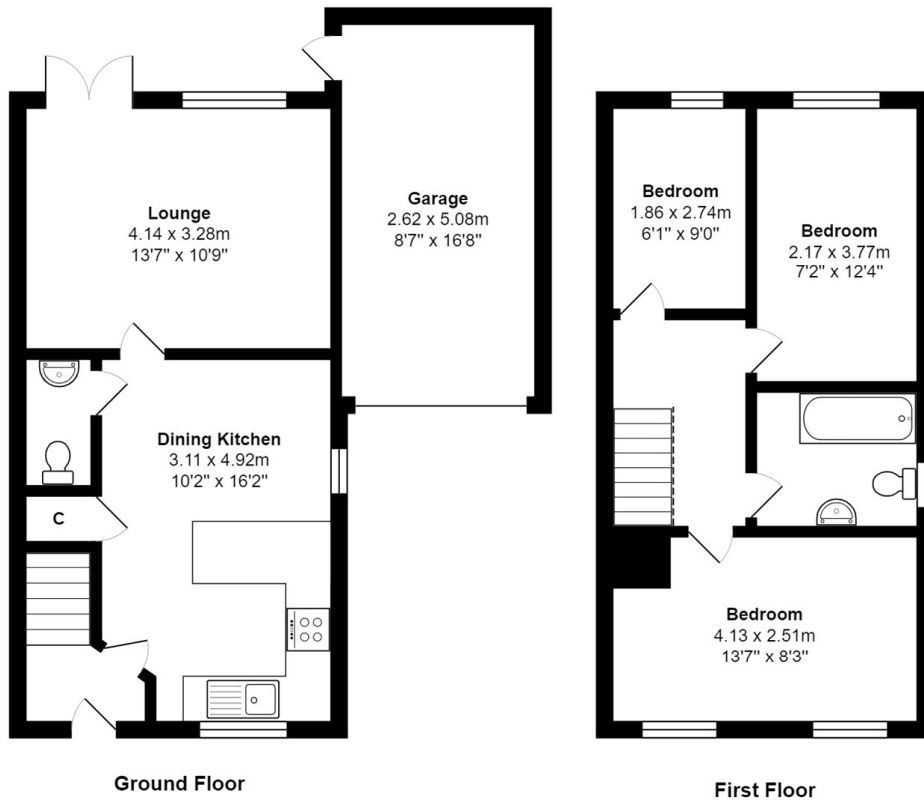
COUNCIL TAX Bradford

Band C

TENURE Freehold

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: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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