



## 12 Cairns Close, Bradford, BD2 1EW

Of likely appeal to family buyers – EXTENDED and generously sized SEMI-DETACHED – ENVIABLE CUL-DE-SAC plot. Accommodation includes: THREE BEDROOMS, THREE RECEPTION ROOMS which is further enhanced by: low maintenance gardens and a garage. Forming part of this keenly sought after area which offers access to the City Centre and is handy for Poplars Farm Primary and Hanson Academy. Contact Robert Watts to arrange YOUR VIEWING today.

**£210,000**

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**ENTRANCE HALLWAY** Laminate floor. Ground floor WC off.

**LOUNGE 20'9" x 10'8" (6.32m x 3.25m)**

Laminate floor. Patio doors.

**DINING ROOM 13' x 9'2" (3.96m x 2.8m)**

Open plan to Kitchen

**KITCHEN 10'4" x 9'1" (3.15m x 2.77m)**

Selection of wall and base unit with stainless steel sink unit. Built-in oven, hob and extractor.

**SITTING ROOM 10'1" x 9'2" (3.07m x 2.8m)**

Patio doors

**LANDING** Access to loft

**BEDROOM ONE 10'8" x 11'9" (3.25m x 3.58m)**

Access to loft

**BEDROOM TWO 10'9" x 8'9" (3.28m x 2.67m)**

**BEDROOM THREE 9'1" (2.77) x 9' (2.74) (both max excl stairhead**

**BATHROOM** Three piece suite with fitted over bath shower. Tiled walls

**OUTSIDE** Drive to garage. Low maintenance gardens front and rear

**COUNCIL TAX Bradford**

Band B

**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.





