



## 14 Fairburn Gardens, Bradford, BD2 2HF

NO CHAIN – END TOWN HOUSE – Occupying an enviable CORNER PLOT, this fine TWO BEDROOM example benefits from a recent cosmetic re-refresh including NEW CARPETS. The GARAGE, enclosed rear garden and additional front and side garden area further add to the appeal here. 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.

**£150,000**

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## **COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

## **ENTRANCE PORCH**

## **LIVING ROOM 13'6" (4.11) plus stairs x 11'6" (3.5)**

Open stairs to first floor, useful understairs store

## **KITCHEN 11'6" x 6'4" (3.5m x 1.93m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

**LANDING** Access to loft space

## **BEDROOM 1 11'6" x 8'9" (3.5m x 2.67m)**

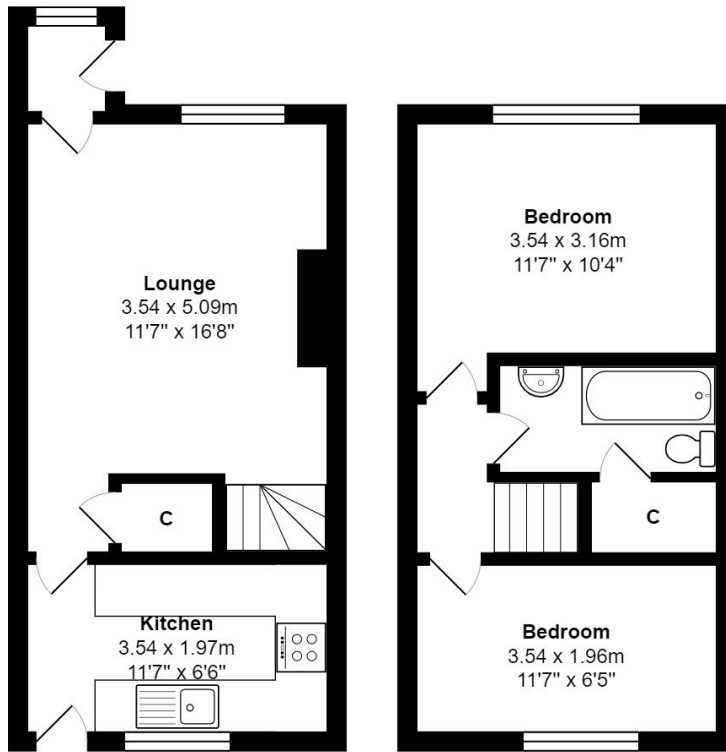
## **BEDROOM 2 11'6" x 6'4" (3.5m x 1.93m)**

**BATHROOM** Three piece white suite, fully tiled walls - useful over stair store cupboard

**OUTSIDE** Pleasant enclosed rear garden, additional garden to front and side, garage

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

First Floor

Total Area: 52.2 m<sup>2</sup> ... 562 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>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	