



41 Cherry Tree Place, Fagley, Bradford, BD2 3FB

MODERN DETACHED currently providing THREE GOOD SIZED BEDROOMS accommodation, master with en-suite. This fine example occupies an ENVIABLE PLOT and is further enhanced by a drive leading to an ATTACHED GARAGE and a good size KITCHEN DINER. Known as the Liffey, 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.

£220,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL****LIVING ROOM 15'2" x 9'9" (4.62m x 2.97m)**

LVT Kensington Oak flooring

KITCHEN DINER 13'6" x 7'8" (4.11m x 2.34m)

Selection of modern wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine - ground floor WC off - patio doors to rear garden

LANDING Access to loft space, ladder access

BEDROOM 1 12'9" x 9'2" (3.89m x 2.8m)

Ethernet socket

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC part tiled walls

BEDROOM 2 13'6" x 11'6" (4.11m x 3.5m)

Ethernet socket

BEDROOM 3 11'7" x 6'8" (3.53m x 2.03m)

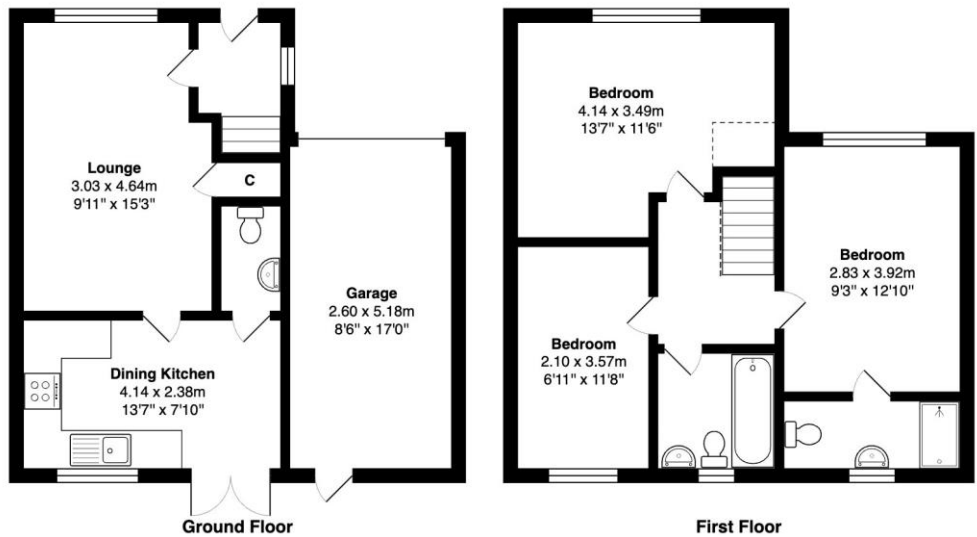
Ethernet socket

BATHROOM Three piece white suite

OUTSIDE Drive to attached garage with power, open garden to front, pleasant garden to rear

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: 89.2 m² ... 961 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 95 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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