



90 Fagley Road, Fagley, Bradford, BD2 3JJ

INNER STONE BUILT TERRACE – THREE BEDROOMS (one being good size attic) – CELLAR – Forming part of this most convenient of localities, handy for local amenities and for travel to both LEEDS (Pudsey) and BRADFORD. Of likely appeal to a variety of buyers including FIRST TIME BUYERS, YOUNG FAMILIES and BTL LANDLORDS. Contact Robert Watts to arrange YOUR VIEWING TODAY.

Offers Over £130,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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COUNCIL TAX Bradford

Band A

TENURE Freehold

LOUNGE 14'3" x 11'1" (4.34m x 3.38m)

Feature fire surround with living flame gas fire

KITCHEN 12'4" x 13'1" (3.76m x 4m)

Selection of wall and base units, worktops, built in oven hob and extractor, plumbed for auto washer, access to cellar

CELLAR Full height with light

BEDROOM ONE 14'4" x 11'1" (4.37m x 3.38m)

BEDROOM TWO 10'4" x 8'9" (3.15m x 2.67m)

SHOWER ROOM WC, wash basin, shower cubicle

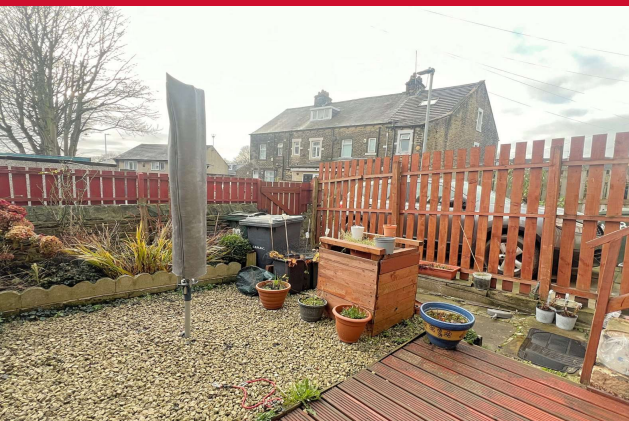
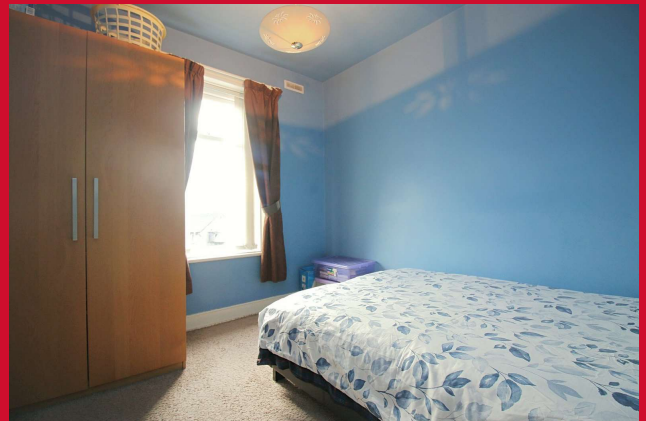
ATTIC BEDROOM 19' x 14'3" (5.8m x 4.34m)

Two velux windows

BUILDING REGULATIONS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

OUTSIDE Yard gardens front and 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: 98.7 m² ... 1062 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		
(81-91) B		85
(69-80) C	72	
(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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