



49 Fagley Lane, Bradford, West Yorkshire, BD2 3FG

Modern DETACHED built around 3 years ago and forming part of the ever popular Barratt Homes Bridleways development in BD2, handy for multiple amenities, schools and around 10mins to the train station at Apperley Bridge. This fine THREE BEDROOM (master en-suite) has been enhanced by our vendors with some tasteful cosmetic touches. Contact Robert Watts to arrange YOUR VIEWING today.

£255,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

GROUND FLOOR WC

DINING KITCHEN 15' x 10'4" (4.57m x 3.15m)

Range of modern wall and base units, worktops, stainless steel sink unit, oven hob and extractor, integrated appliances, patio doors to rear garden

LOUNGE 16'3" x 11'8" (4.95m x 3.56m)

BEDROOM ONE 13'9" x 8'5" (4.2m x 2.57m)

EN SUITE SHOWER ROOM WC, wash basin, shower cubicle

BEDROOM TWO 10'2" x 8'5" (3.1m x 2.57m)

BEDROOM THREE 8'7" x 6'4" (2.62m x 1.93m)

BATHROOM/WC 3 piece white suite

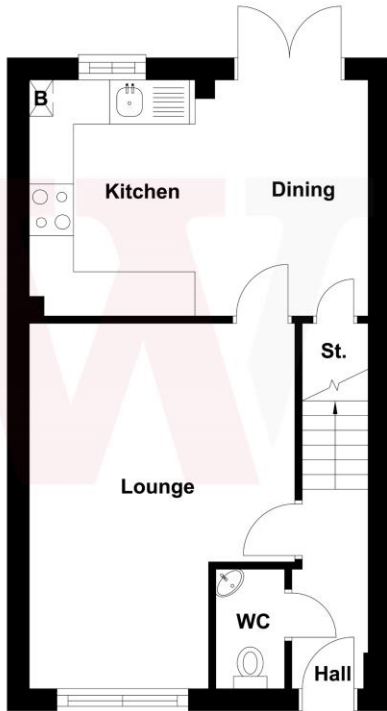
OUTSIDE Pleasant rear garden

PARKING Driveway

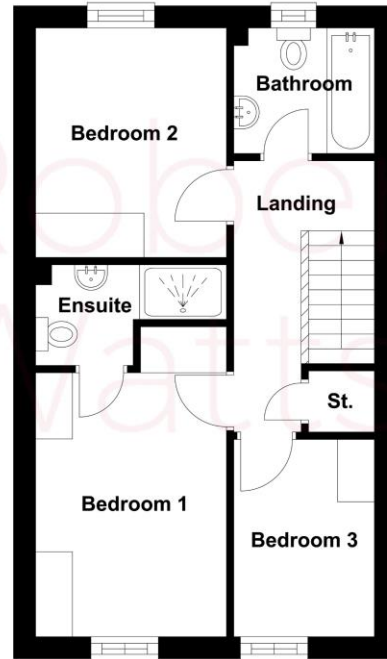
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(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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