



34 Churchfields, Fagley, Bradford, BD2 3JN

NO CHAIN, FIRST FLOOR FLAT with OWN ENTRANCE. Of likely appeal to FTB or downsize, also a GREAT BTL (rent potential circa £450 pcm) Walking distance to LOCAL SCHOOLS, HANDY FOR AMENITIES and for travel to LEEDS (Pudsey). Contact ROBERT WATTS to arrange YOUR VIEWING TODAY.

£65,000

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

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ENTRANCE HALL Stairs lead up to accommodation.

LIVING ROOM 12'2" x 10'5" (3.7m x 3.18m)

KITCHEN 7'3" x 7'6" (2.2m x 2.29m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor and plumbed for automatic washer

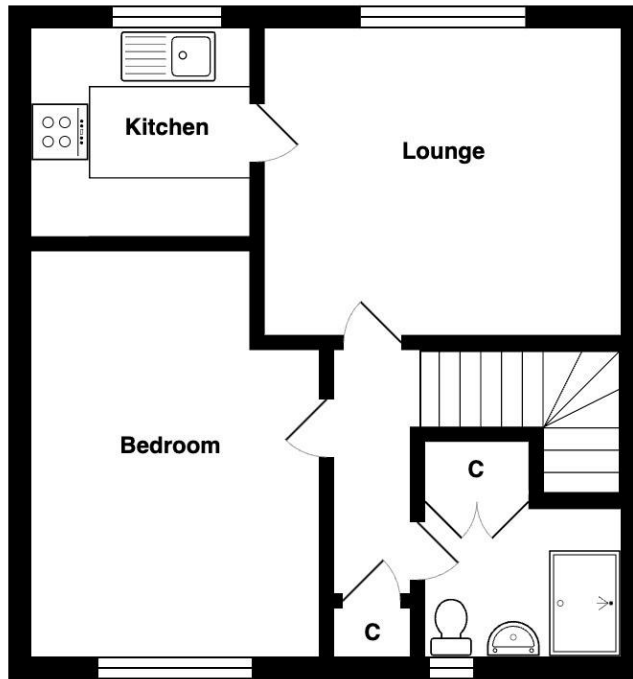
BEDROOM 13'9" x 9'8" (4.2m x 2.95m)

SHOWER ROOM Shower cubicle, W.C and wash basin

LEASEHOLD INFORMATION N.B. Our client has advised us that this property is leasehold. Our research shows a 125 year lease was granted from 1 April 1989. We are awaiting confirmation of any ground rent or service charge costs, this information should be verified by your solicitor prior to proceeding with any purchase.

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.





First Floor

Total Area: 40.3 m² ... 434 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		
(69-80) C		79
(55-68) D	68	
(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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