



## **41 Falsgrave Avenue, Fagley, Bradford, BD2 3PU**

**CASH BUYERS ONLY** (non functioning kitchen) Former local authority semi-detached currently providing TWO BEDROOM accommodation. In need of some work - Within walking distance of some schools including Fagley Primary and St. Clare's. Contact Robert Watts to arrange YOUR VIEWING today.

**£80,000**

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**CASH BUYERS ONLY** Due to a non functioning kitchen

**COUNCIL TAX** Bradford

Band A

**TENURE** Freehold

**ENTRANCE HALL**

**LIVING ROOM** 13'3" x 12'2" (4.04m x 3.7m)

**KITCHEN** 17'1" x 8'7" (5.2m x 2.62m)

**LANDING** Access to attic

**ATTIC** Access via pull down ladder, boarded with velux window

**BEDROOM 1** 13'5" x 9'5" (4.1m x 2.87m)

**BEDROOM 2** 11'6" x 8'9" (3.5m x 2.67m)

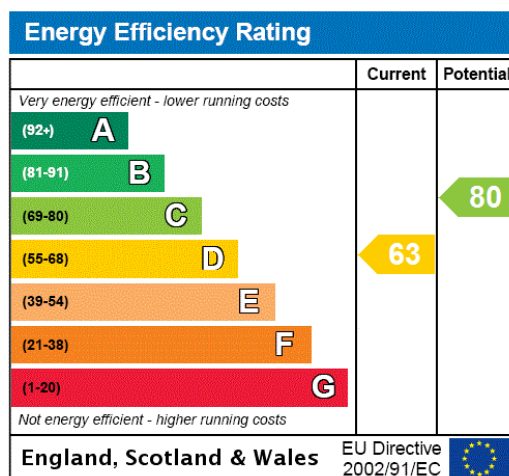
**BATHROOM**

**OUTSIDE** 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.







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