



8 Fetlock Drive, Bradford, BD2 3FH

NO CHAIN - Built by Barratt Homes in 2020 this fine example forms part of the ever popular The Bridleways development. The current owners have added many enhancements here so YOU don't have to! We feel this THREE BEDROOM (master en-suite) semi-detached will appeal to many, including first time buyers and young families as there are multiple primary schools within a 1 mile radius. Forming part of this ever popular locality, just off Harrogate Road a short walk to LIDL, STARBUCKS, BURGER KING and SCREWFIX to name a few....

Well-placed for travel to both Leeds, Bradford and Apperley Bridge Train Station. A DETAILED inspection is essential to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today.

£240,000

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ENTRANCE HALL Guest WC off

LIVING ROOM 16'1" x 11'6" (4.9m x 3.5m)

KITCHEN DINER 14'9" x 10'4" (4.5m x 3.15m)

Modern wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer, dishwasher and washing machine - useful understairs store

LANDING Access to part boarded loft space - useful store closet

BEDROOM 1 14' max x 8'3" (4.27m max x 2.51m)

EN-SUITE SHOWER ROOM Shower cubicle, WC and washbasin

BEDROOM 2 10'1" x 8'4" (3.07m x 2.54m)

BEDROOM 3 8'8" x 6'3" (2.64m x 1.9m)

BATHROOM Three piece white suite, over bath shower and screen

OUTSIDE Drive to side, very pleasant enclosed rear garden incorporating lawn and patio

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

COUNCIL TAX Bradford

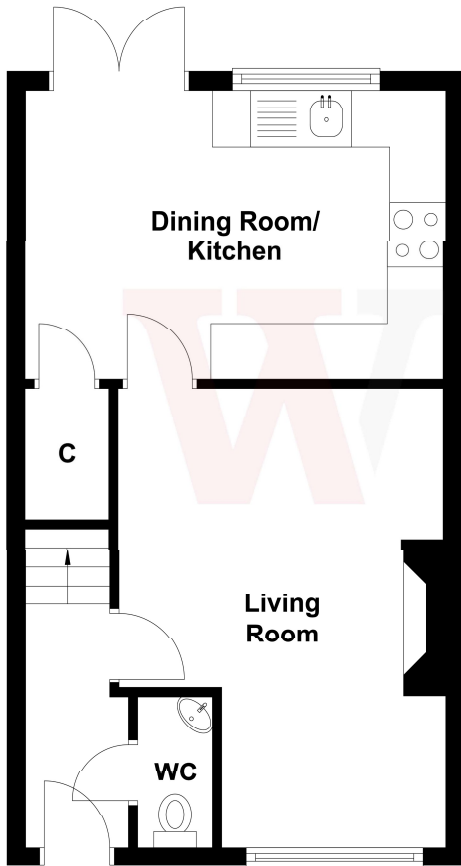
Band C

TENURE Freehold

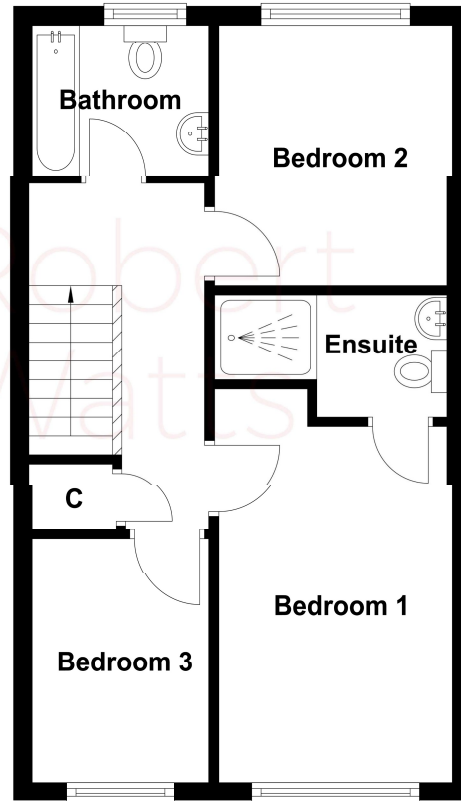
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		