



17 Cherry Tree Place, Fagley, Bradford, BD2 3FB

MODERN SEMI- DETACHED currently providing THREE BEDROOM accommodation. This fine example benefits from homeowner enhancements including: tasteful décor, pleasant rear garden with patio and pergola.

Built around 4 years ago and forming part of the Gleeson Homes – Calverley View development in Fagley, offering easy access to local primary schools and access to both LEEDS (Pudsey) and BRADFORD. With an impressive energy rating of B and the remainder of the 10 year warranty we feel this home offers peace of mind for new owners. Contact Robert Watts to arrange YOUR VIEWING today.

£195,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL** Guest WC off**LIVING ROOM 14'7" x 14'6" (4.45m x 4.42m)**

Useful understairs store

KITCHEN DINER 14'6" x 9'5" (4.42m x 2.87m)

Ample wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine - glazed patio doors to rear garden

LANDING Access to loft space**BEDROOM 1 11'4" (3.45) plus robes x 8'2" (2.5)**

Built in wardrobes

BEDROOM 2 9'2" (2.8) plus robes x 8'2" (2.5)

Built in wardrobes

BEDROOM 3 8'1" x 6'1" (2.46m x 1.85m)**BATHROOM** Three piece white suite, over bath shower and screen**OUTSIDE** Drive for upto 2 cars , very pleasant rear garden incorporating lawn with flower/ shrub borders , paved patio with pergola, low maintenance area to side

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.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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