



79 Fetlock Drive, Bradford, West Yorkshire, BD2 3FH

NO CHAIN - Built by Barratt Homes in 2022 this fine example forms part of the ever popular The Bridleways development. The current owners have included many enhancements here including: blinds fitted by Hillary's, electric canopy over the rear patio and tiled flooring to both bathrooms and the hall. We feel this THREE BEDROOM (master en-suite) semi-detached in this cul de sac location 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.

£270,000

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ENTRANCE HALL Tiled floor - former WC now utilised as small utility room plumbed for washing machine

LIVING ROOM 16'2" x 11'8" (4.93m x 3.56m)

Herringbone wooden floor

KITCHEN DINER 14'9" x 10'6" (4.5m x 3.2m)

Modern wall and base units, discreet accent lighting, tiled floor, built in oven, hob and extractor, plumbed for washing machine - useful understairs store - patio doors to rear garden

LANDING Access to loft space, useful store closet housing hwc

BEDROOM 1 13'8" x 8'5" (4.17m x 2.57m)

EN-SUITE SHOWER ROOM Shower cubicle, WC and washbasin - tiled floor

BEDROOM 2 10'2" x 8'4" (3.1m x 2.54m)

BEDROOM 3 8'7" x 6'2" (2.62m x 1.88m)

FAMILY BATHROOM Three piece white suite, tiled floor

OUTSIDE Drive to front for 2 cars, very pleasant split level rear garden incorporating ample paved patio with electric canopy, pleasant lawn

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.

TENURE Freehold

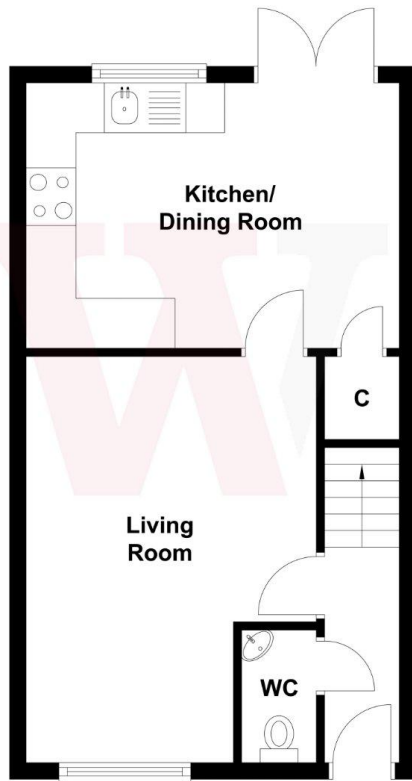
COUNCIL TAX Bradford

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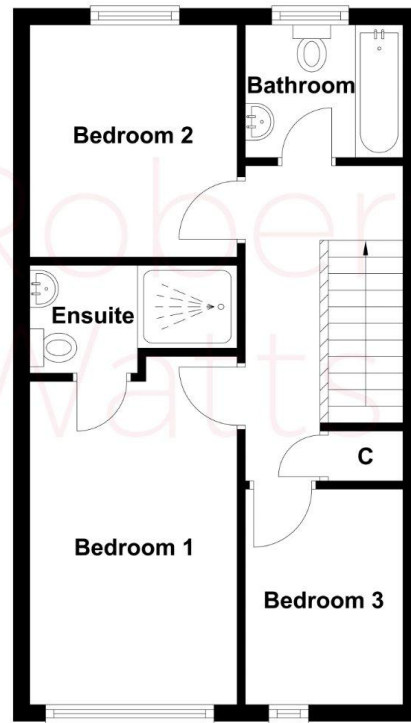
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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