



3 Fallowfield Walk, Bierley, Bradford, BD4 6FD

NO CHAIN: Modern Detached, forming part of this popular small development and occupies a cul de sac position. Providing 3 Bedroom with En Suite and ideally located close to local amenities and Bradford City Centre. Not to be missed.

The accommodation comprises: Hallway, WC, Lounge, Dining Kitchen, 3 Bedrooms, En Suite & Bathroom.

Asking Price £235,000

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DOWNSTAIRS W/C Tiled flooring

LOUNGE 14' x 12' (4.27m x 3.66m)

Featured decorative fireplace

KITCHEN 14' x 10' (4.27m x 3.05m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit.

BEDROOM 1 10' x 9' (3.05m x 2.74m)

Master bedroom with walk in wardrobes

ENTRANCE HALL

EN SUITE En suite shower room

BEDROOM 2 11'10" x 8' (3.6m x 2.44m)

BEDROOM 3 8' x 6' (2.44m x 1.83m)

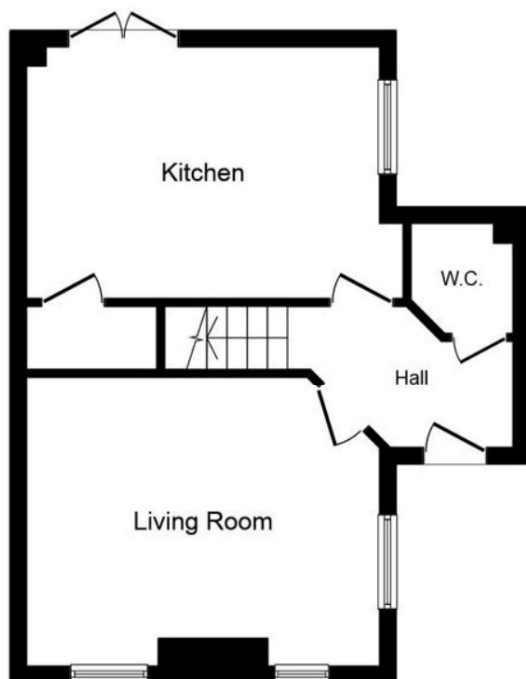
BATHROOM Three piece white bathroom suite

OUTSIDE The front has lawned and bark areas with path leading to the front door with private off road parking driveway to the side. The rear has a range of lawned, blocked paved patio and raised deck areas with fenced boundaries.

PLEASE NOTE 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.

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		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		