



43 Fairway, Bradford, BD7 4JG

**** OFFERED WITH NO CHAIN ** STUNNING DORMER STYLE SEMI DETACHED BUNGALOW **** Having been well cared for over the years this and briefly comprising: Entrance hallway, lounge, dining room, kitchen CONSERVATORY, ground floor bathroom and bedroom. OVERALL master bedroom to the first floor with en-suite facilities. Externally are pleasant gardens to front and rear with driveway leading to detached garage which allows plenty of scope for further extension (subject to permissions). Situated within this increasingly sought after cul de sac within the BD7 area , well placed for many amenities within Wibsey and commute. NOT TO BE MISSED

£210,000

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ENTRANCE HALL

Side entrance hallway and stairs to first floor

LOUNGE 10'6" x 15' (3.2m x 4.57m)

Feature fireplace housing gas fire. Opening through to the dining room

DINING ROOM 11'1" x 10'6" (3.38m x 3.2m)

Open archway to the kitchen and patio doors to conservatory

CONSERVATORY 11' x 11'9" (3.35m x 3.58m)

KITCHEN 7'9" x 9' (2.36m x 2.74m)

Modern fitted kitchen. Selection of wall and base units, worktops, sink and drainer. Cooker point and plumbing for washer

GROUND FLOOR BEDROOM 11'4" x 8'6" (3.45m x 2.6m)

Fitted bedroom furniture

FIRST FLOOR BEDROOM 16'5" x 8'6" (5m x 2.6m)

Plenty of storage and fitted wardrobes

BATHROOM

Recently installed three piece suite and fully tiled

OUTSIDE

Gardens to the front and driveway to the side leading to the garage (power & light). Low maintenance, enclosed garden to the rear with paved seating area

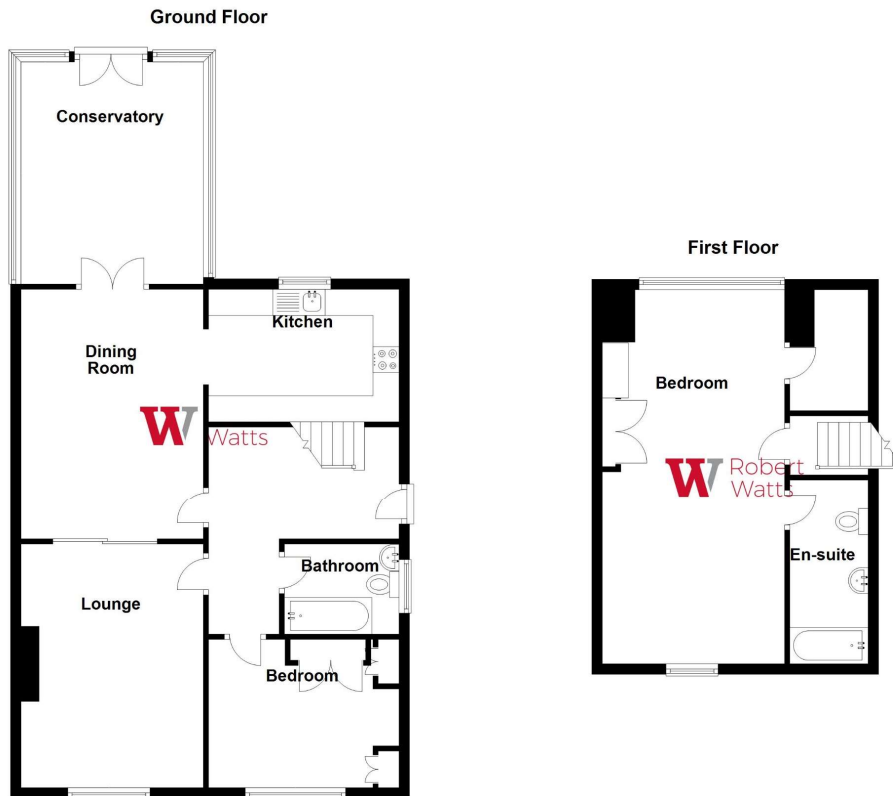
FURTHER INFORMATION

Council Tax - Band B

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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