



## **49 Fenwick Drive, Woodside, Bradford, BD6 2PG**

**\*\* BRILLIANT FAMILY HOME \*\* SPACIOUS THROUGHOUT \*\*** Viewing is strongly advised for this SEMI DETACHED property which offers good size accommodation throughout. Briefly comprising: Entrance vestibule leading through to hallway, through lounge dining area, additional dining room, kitchen and attached garage, which some may wish to convert. THREE GOOD SIZE BEDROOMS and family bathroom. Externally there are pleasant gardens to the front and rear PLUS access to the private communal gardens. Situated within this increasingly popular area of Woodside, BD6, ideal for schools, walks and commute to city centres.

**£150,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

# 49 Fenwick Drive, Woodside, Bradford, BD6 2PG

## **ENTRANCE VESTIBULE**

Leading through to hallway with coat cupboard

## **HALLWAY**

Open stairs to first floor. Understair store plus additional built in cupboard. Laminate flooring

## **THROUGH LOUNGE 23'5" max x 10' (7.14m max x 3.05m)**

Good size lounge / dining area with patio doors leading to rear gardens

## **DINING ROOM 8'8" x 8' (2.64m x 2.44m)**

Currently utilised at home office

## **KITCHEN 11'4" x 7'7" (3.45m x 2.3m)**

Selection of wall and base units. Worktops, sink and drainer. Plumbing for washer, oven, hob and extractor

## **ATTACHED GARAGE 16'3" x 7'7" (4.95m x 2.3m)**

## **FIRST FLOOR**

Access to loft

## **BEDROOM ONE 13'5" x 9' (4.1m x 2.74m)**

Built in sliding door wardrobes

## **BEDROOM TWO 9'6" x 9' (2.9m x 2.74m)**

Overlooking the communal gardens

## **BEDROOM THREE 7'8" x 8'8" max (2.34m x 2.64m max)**

## **BATHROOM**

Corner bath with shower over and screen. Sink and W.C

## **OUTSIDE**

Gardens to front, block paved driveway leading to integral garage. Pleasant, enclosed gardens to rear, mainly paved with raised beds, fruit trees, greenhouse and shed

## **COMMUNAL GARDENS**

To the rear of the property they have access to use the large communal gardens which are well maintained by the surrounding houses. The charge is £33 per year

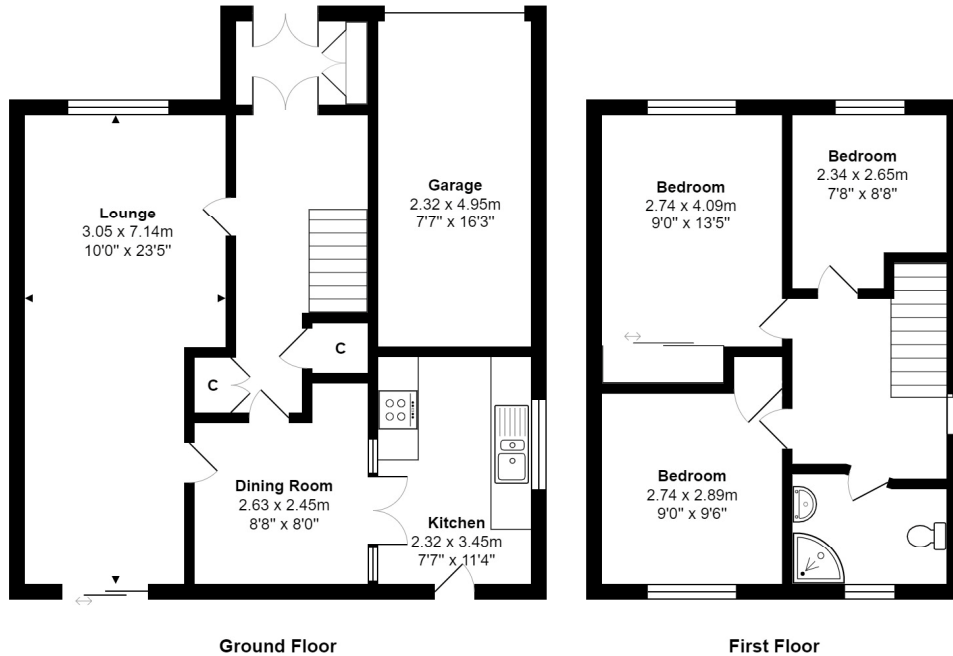
## **FURTHER INFORMATION**

Council Tax - Band A

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.





Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark nea | propertymark