



3 Fairway Avenue, Bradford, BD7 4JH

**** OFFERED WITH NO CHAIN ** SOUGHT AFTER LOCATION **** semi detached bungalow situated in this extremely popular cul de sac close to local amenities & commuting links. Briefly comprising: Entrance hallway with loft access, good size lounge, dining kitchen TWO BEDROOMS, conservatory and modern shower room. Benefitting further from GCH DG, pleasant well stocked gardens to front and rear plus driveway leading to garage.

Offers in the region of **£175,000**

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ENTRANCE HALLWAY

Inviting entrance hallway with laminate flooring, built in cupboard and loft access via pull down ladder

LOUNGE 11' x 15'3" (3.35m x 4.65m)

Good size lounge with feature fireplace housing gas fire

DINING KITCHEN 11'5" x 9'3" (3.48m x 2.82m)

Fitted kitchen with an array of wall and base units. Worktops sink and drainer. Double oven, hob and extractor, integrated dishwasher and plumbing for washer

CONSERVATORY 7'8" x 8'2" (2.34m x 2.5m)

A great addition overlooking the rear gardens with radiator and laminate flooring

BEDROOM ONE 11' x 11'6" (3.35m x 3.5m)

Fitted bedroom furniture

BEDROOM TWO

Built in wardrobes and patio doors leading to the conservatory

OUTSIDE

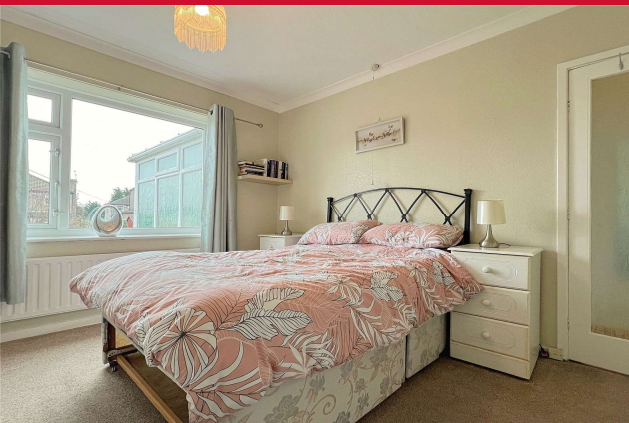
Well stocked gardens to the front, paved driveway, allowing parking for several cars leads to a detached garage. To the rear are larger than average gardens with mature shrubs, lawn and raised bedding areas, greenhouse and shed

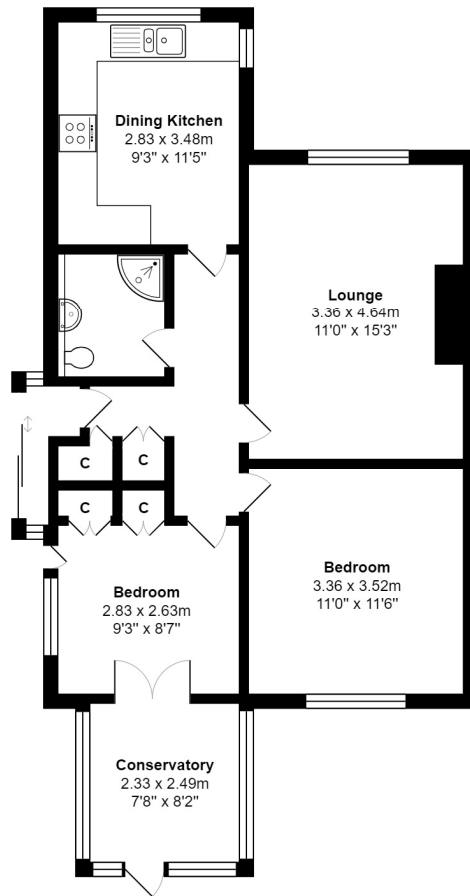
FURTHER INFORMATION

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.





Ground Floor

Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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