



8 Fairway Drive, Bradford, BD7 4JN

**** OFFERED WITH NO CHAIN ** POPULAR STYLE OF SEMI DETACHED BUNGALOW ** LOTS OF POTENTIAL ** LARGE ATTIC ROOM **** Viewing is strongly advised for this SEMI DETACHED BUNGALOW situated within a cul de sac position, close to many amenities, and well placed for commute to the city centre. Briefly comprising: entrance hall, lounge, kitchen, wet room, TWO BEDROOMS PLUS LARGE ATTIC ROOM with gable window and eave store. Externally are pleasant gardens to front and rear with driveway and detached garage. Benefitting further from GCH & DG

£195,000

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ENTRANCE HALLWAY

LOUNGE 14'5" x 11'6" (4.4m x 3.5m)

Feature fireplace with stone hearth

KITCHEN 11' x 8'3" (3.35m x 2.51m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Tiled splash back, freestanding cooker and plumbing for washer

BEDROOM ONE 10'9" x 13'9" (3.28m x 4.2m)

Walk in understair cupboard

BEDROOM TWO 9'10" x 10' (3m x 3.05m)

ATTIC BEDROOM 15'1" x 19'9" (4.6m x 6.02m)

Gable window and under eave storage. Cupboard housing boiler

WET ROOM

Shower cubicle, sink and W.C. Fully tiled

OUTSIDE

Pleasant garden to the front with driveway and detached garage. Lawn garden to the rear with shed

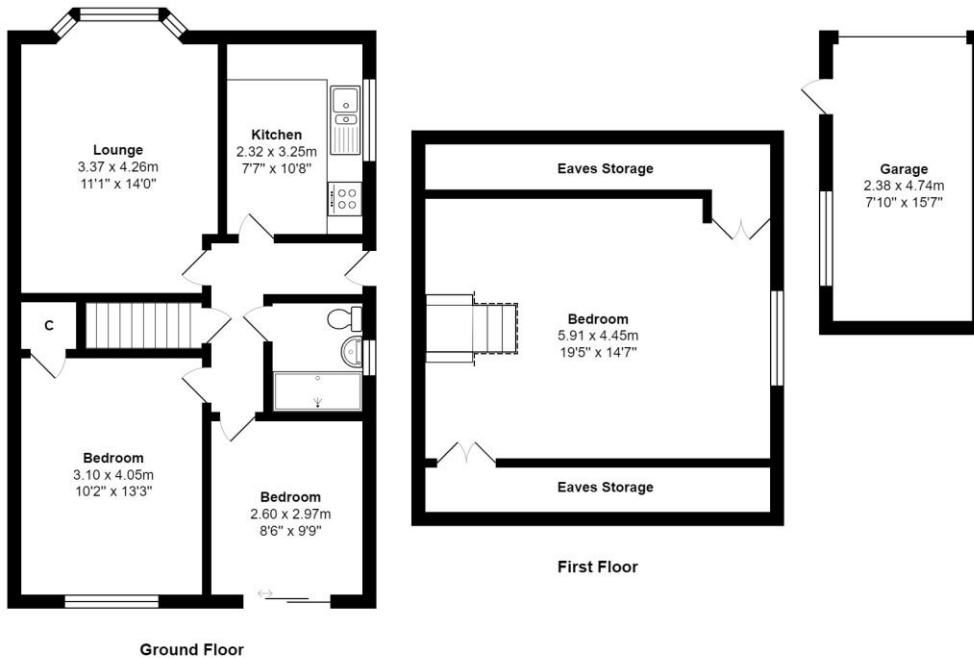
FURTHER INFORMATION

Council Tax - Band C

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: 81.6 m² ... 878 ft² (excluding eaves storage, 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		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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