



21 Fern Avenue, Clayton, Bradford, BD14 6FA

**** VILLAGE LOCATION ** ONLY AVAILABLE TO FIRST TIME BUYERS **** Lovely Two Double Bedroom Mid Terraced Home is located in this sought after location. The property offers spacious living accommodation and is very well presented throughout. The property comprise of: Entrance Hall, Kitchen, Living Dining Room, Downstairs WC, Two Double Bedrooms and Family Bathroom. Enclosed Rear Garden and Allocated Parking to Front.

£145,000

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

 RWEstateAgents  @robertwatts_

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

21 Fern Avenue, Clayton, Bradford, BD14 6FA

FURTHER INFORMATION

This property is part of a Government new build first time buyers scheme and can only ever be sold to/purchased by a first time buyer. The asking price is discounted by 28.5% below the current market value, representing excellent value for money.

ENTRANCE HALL

KITCHEN 8'2" x 5'9" (2.5m x 1.75m)

Fitted with a range of wall and base units. Integrated electric oven, gas hob and extractor. Plumbing for washer and space for fridge freezer

W.C

Sink, W.C and extractor

LOUNGE 14'6" x 12'4" (4.42m x 3.76m)

Good size reception room with French doors leading to the rear garden. Open stairs to the first floor and useful space under stairs

FIRST FLOOR LANDING

Access to the loft

BEDROOM ONE 12'6" x 8'9" (3.8m x 2.67m)

BEDROOM TWO 12'6" x 6'9" (3.8m x 2.06m)

Store cupboard

BATHROOM

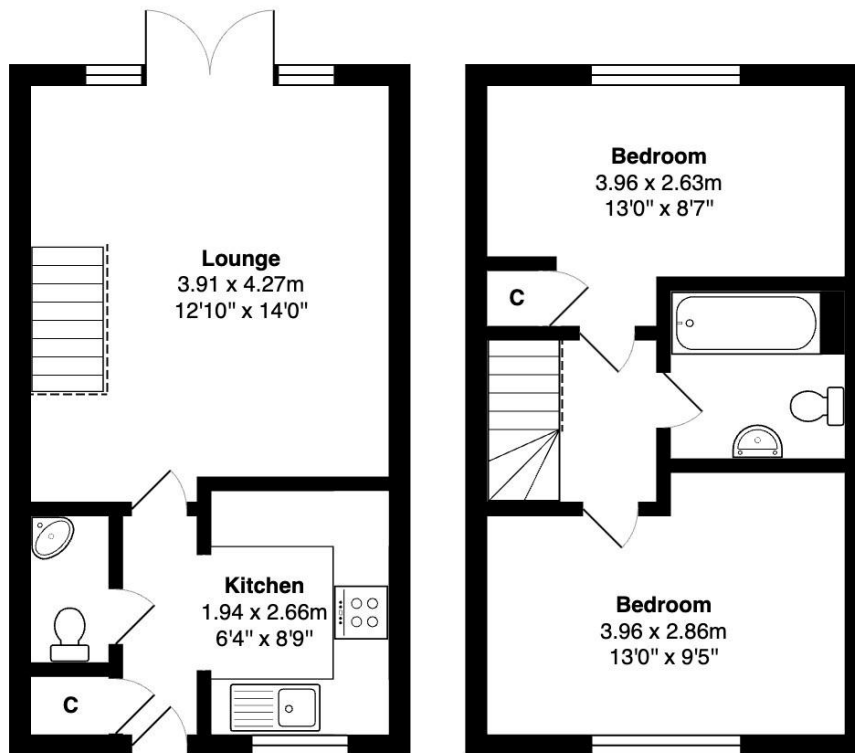
A modern three piece suite with panelled bath, shower over and screen. Sink, W.C and extractor

OUTSIDE

Off road parking to the front and enclosed rear garden with seating area and bedding borders. Additional grass area on second tier

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

Total Area: 55.6 m² ... 598 ft²

All measurements are approximate and for display purposes only

