



## 17 Fairway, Bradford, BD7 4JF

**\*\* EXTENDED TO THE REAR \*\* SCOPE TO CREATE FURTHER ROOMS (subject to permissions) \*\***  
**RECENTLY FITTED KITCHEN \*\*** Viewing is strongly advised for this lovely TWIN BAY SEMI DETACHED situated on a good size plot and well presented throughout. Briefly comprising: Entrance hallway, lounge and superb kitchen/dining/family room to the rear with patio doors leading to the garden. THREE BEDROOMS to the first floor and modern bathroom. Externally, are pleasant gardens to the front, driveway to the side and great gardens to the rear, having a southerly aspect. Ideal for many local amenities and schools, we feel this a perfect family home which has the ability to grow should one wish.

£240,000

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### ENTRANCE HALLWAY

With coat cupboard and open stairs to the first floor

### LOUNGE 16'4" x 11' (4.98m x 3.35m)

Wood burner stove and stone hearth

### DINING KITCHEN/FAMILY DINING ROOM 18'3" x 16'3" (5.56m x 4.95m)

Stunning large open area with recently fitted kitchen. A selection of wall and base units, worktops with sink and drainer. Integrated fridge, freezer, dishwasher and washing machine. Oven, hob and extractor, tiled splashback. Pantry area. Luxury vinyl tile flooring throughout and ceiling spot lights. The large dining area has Velux windows and patio doors leading to the rear

### FIRST FLOOR

Landing area with loft access

### BEDROOM ONE 12'8" x 11'2" (3.86m x 3.4m)

Bay window and decorative part panelled walls

### BEDROOM TWO 10'3" x 10'9" (3.12m x 3.28m)

### BEDROOM THREE 6'8" x 5'8" (2.03m x 1.73m)

### BATHROOM

Shaped bath with shower over and screen. Vanity style sink and W.C

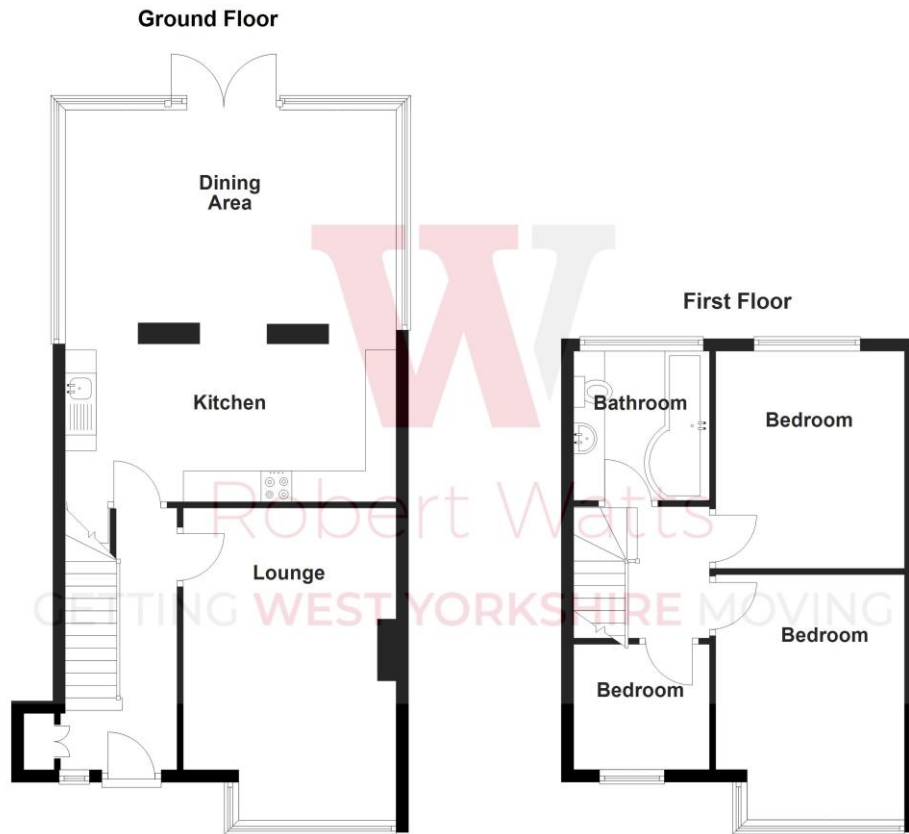
### OUTSIDE

Sat on a good size plot with driveway to the side. Lawned gardens to the front. Good size gardens to the rear which extend down the side of the house with seating area and lawns

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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