



## 14 Fairway Walk, Bradford, BD7 4JW

**\*\* LOVELY CHALET STYLE BUNGALOW \*\* VAST POTENTIAL TO CREATE MORE \*\*** Step inside this well presented, spacious SEMI DETACHED which offers a vast amount of space within the **THREE DOUBLE BEDROOMS** on offer. Briefly comprising: entrance hallway, lounge, dining room which leads to **CONSERVATORY**, modern kitchen, shower room and ground floor double bedroom. To the first floor are two further double bedrooms and large under eave store areas. Externally, are pleasant gardens to the front with block paved driveway and detached garage. Good size gardens to the rear. Situated within this cul de sac location which is well placed for many amenities and commute. A detailed inspection is strongly advised.

**£240,000**

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## ENTRANCE PORCH

### **DINING KITCHEN 8' x 10'9" (2.44m x 3.28m)**

Recently installed, well equipped, modern kitchen, with range of wall and base units including double electric oven, hob and extractor. Sink unit and intergrated dishwasher. Offering plenty of storage space and incorporated breakfast bar seating area

### **LOUNGE 11'2" x 14'4" (3.4m x 4.37m)**

Spacious reception room with feature fireplace housing gas fire

### **DINING ROOM 8'8" x 10'2" (2.64m x 3.1m)**

Leading to conservatory

### **CONSERVATORY 9'7" x 8'10" (2.92m x 2.7m)**

Patio doors leading to garden. Includes radiator for all year round use

**BATHROOM** Three piece tiled, white bathroom suite, with shower, sink and W.C

### **BEDROOM 10'6" x 13'10" (3.2m x 4.22m)**

Double bedroom with intergrated wardrobes

## FIRST FLOOR

### **BEDROOM 14'6" x 7'2" (4.42m x 2.18m)**

Double bedroom with Velux windows offering natural light

### **BEDROOM 14'6" x 7'4" (4.42m x 2.24m)**

Double bedroom with Velux windows offering natural light

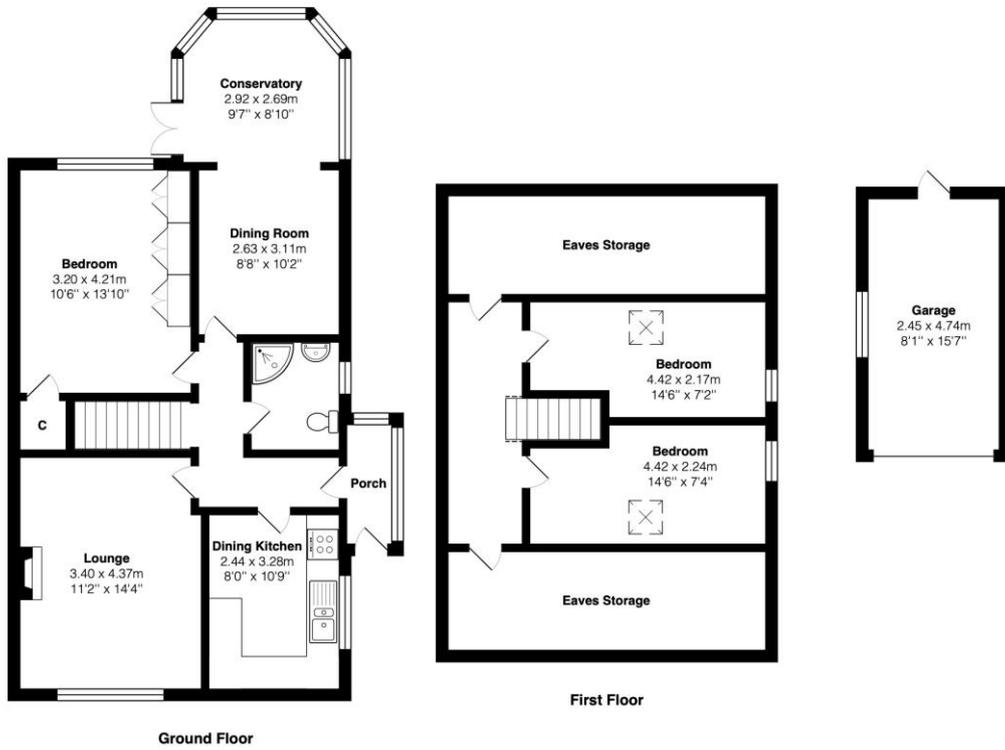
**OUTSIDE** Pleasant, well maintained gardens to the front and rear including decking area for outdoor seating. Garage to the side

### **GARAGE 8'1" x 15'7" (2.46m x 4.75m)**

**BUYER DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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