



8 Flaxen Court, Bradford, West Yorkshire, BD6 1AW

** OFFERED WITH NO CHAIN ** FANTASTIC FIRST TIME PURCHASE ** STEP INSIDE this MODERN END TOWN HOUSE offering TWO DOUBLE BEDROOM accommodation being further enhanced with pleasant gardens to front and rear, GCH, DG and GARAGE! Situated within this well regarded development just off Wibsey Bank ideal for amenities and on the doorstep of the motorway commute M606/M62! We feel this is an ideal opportunity for those for their first home at an affordable price.

£160,000

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ENTRANCE VESTIBULE

Opening through to the lounge

LOUNGE 17' x 12' (5.18m x 3.66m)

Good size reception room with laminate flooring and feature fireplace. Open stairs to the first floor

KITCHEN 12' x 6'9" (3.66m x 2.06m)

Modern kitchen with a selection of wall and base units. Worktops, sink and drainer. Integrated dishwasher and space for fridge freezer. Patio doors leading to the gardens

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12' x 9'10" max (3.66m x 3m max)

BEDROOM TWO 12' x 9' (3.66m x 2.74m)

SHOWER ROOM

Modern shower room with oversize walk in shower, vanity style sink and W.C

OUTSIDE

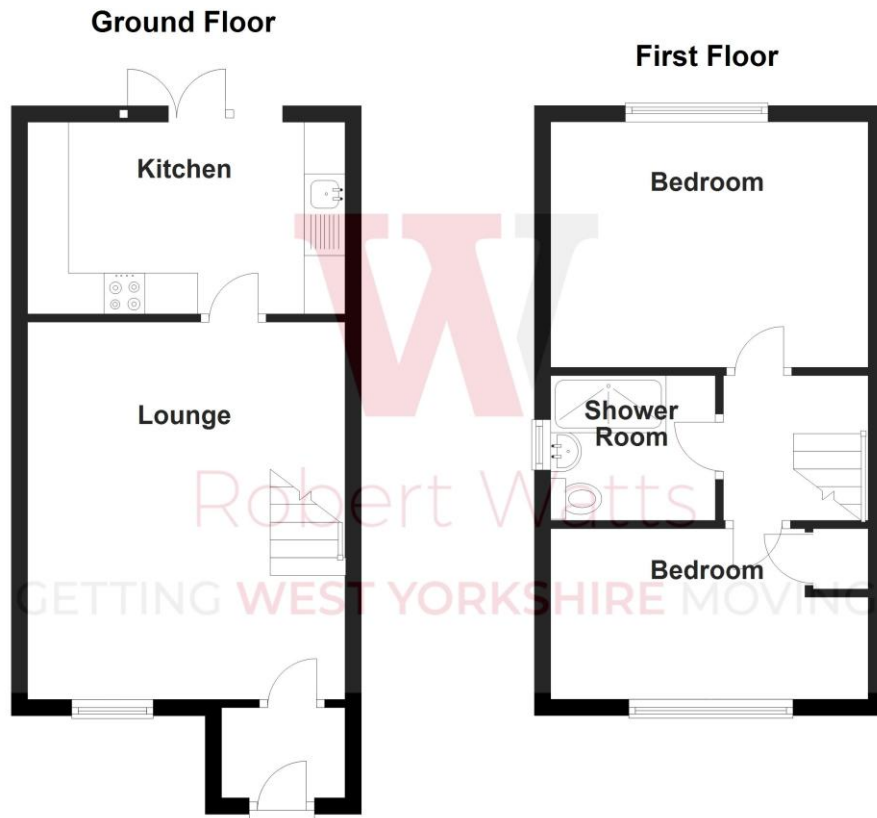
Driveway to the side leads to matching stone-built garage. Pleasant, enclosed gardens to the rear with patio and lawn area plus large permanent built pizza oven/BBQ, ideal for entertaining. Pleasant, fenced Astro Turf gardens to the front

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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