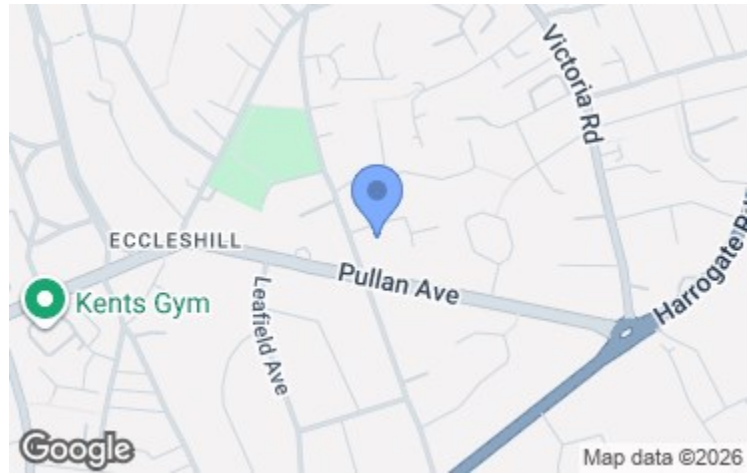




| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 79 |
| (21-38) F | 52 |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com

Directions

See Mapping.

**Fairburn Gardens, Bradford, BD2 2HF
 Offers In The Region Of £65,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Fairburn Gardens, Bradford, BD2 2HF



ONE BEDROOM FIRST FLOOR APARTMENT ** IDEAL FOR DOWN SIZING OR INVESTMENT OPPORTUNITY ** CASH BUYERS ONLY DUE TO LEASE TERM ** PVCu DOUBLE GLAZED ** PRIVATE GARDEN & PARKING ** NO CHAIN ** This lovely property is situated in a popular location just outside Eccleshill village with a wealth of amenities to hand as well as being well positioned for commuting further a field.

The accommodation briefly comprises: Composite door into entrance with stairs leading to a secondary door into spacious lounge. The lounge featuring neutral decor with carpeted flooring, an electric fire and a double glazed window to rear. The inner hall with storage leads to the kitchen which is fitted with a range of base & wall units and complimentary work surfaces, stainless steel sink with tiled splash backs, cushion flooring and space to accommodate freestanding appliances, plumbed for a washing machine.

The master bedroom is a spacious double again

finished with light fresh décor, fitted storage and ample space for wardrobes and drawers, carpeted flooring and double glazed window to front. The bathroom comprises of a white three piece suite with chrome fittings including a bath with electric shower over, hand wash pedestal and w.c. finished with fully tiled walls.

The property is equipped with electric heating and uPVC double glazing throughout. Externally there's a private garden to the front and side and allocated parking spaces.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

A Well-Presented One Bedroom First Floor Flat Ideal For Buy To Let Investors Or Those Looking To Downsize.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Leasehold