

Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(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 Over £60,000

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.



PrimeLocation.com

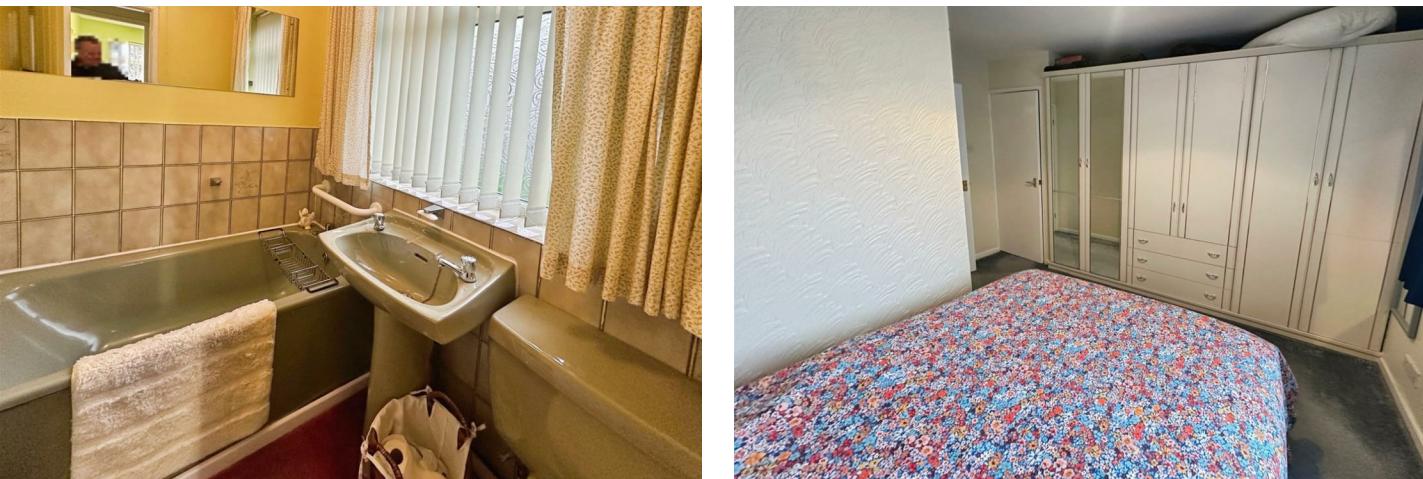
Zoopla.co.uk

rightmove



ONE BEDROOM GROUND 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 afield.

The accommodation briefly comprises: Composite door into entrance vestibule/storm porch with secondary door into spacious lounge. The lounge benefiting from a oak wood surround with marble hearth, back and gas fire, finished with papered light décor and fitted carpet. Inner hall with storage leads to modern handless kitchen with a range of base & wall units in gloss white with 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 mirrored wardrobes offering ample space. The bathroom comprises of a three piece suite in Avocado with chrome fittings, hand wash pedestal and w.c. finished with part white tiled walls.

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

Cash Buyers Only Due to Short Lease Can Be extended By New Owner, No Chain & Ready to Move In.

Rating authority
Borough Council Tax Band

Services

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Tenure
Leasehold