



Offers In The Region Of £190,000

\*TWO BEDROOMS\* \*IMMACULATE TOWNHOUSE\* \*WELL PRESENTED\* \*DRIVEWAY PARKING\* \*EV CHARGE POINT\* \*FANTASTIC GARDEN\* \*IDEAL FOR FIRST TIME BUYERS & FAMILIES\* \*CLOSE TO LOCAL AMENITIES\*

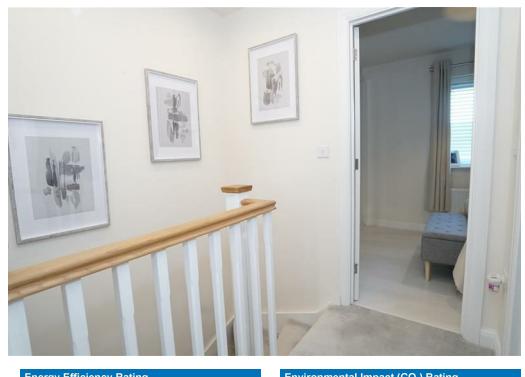
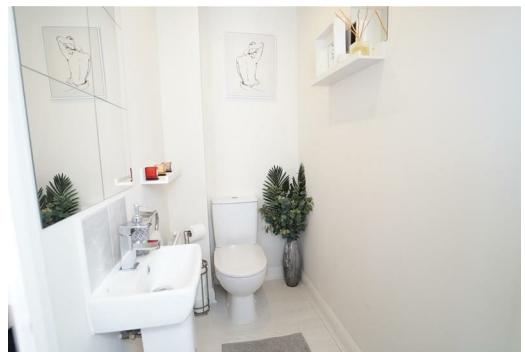
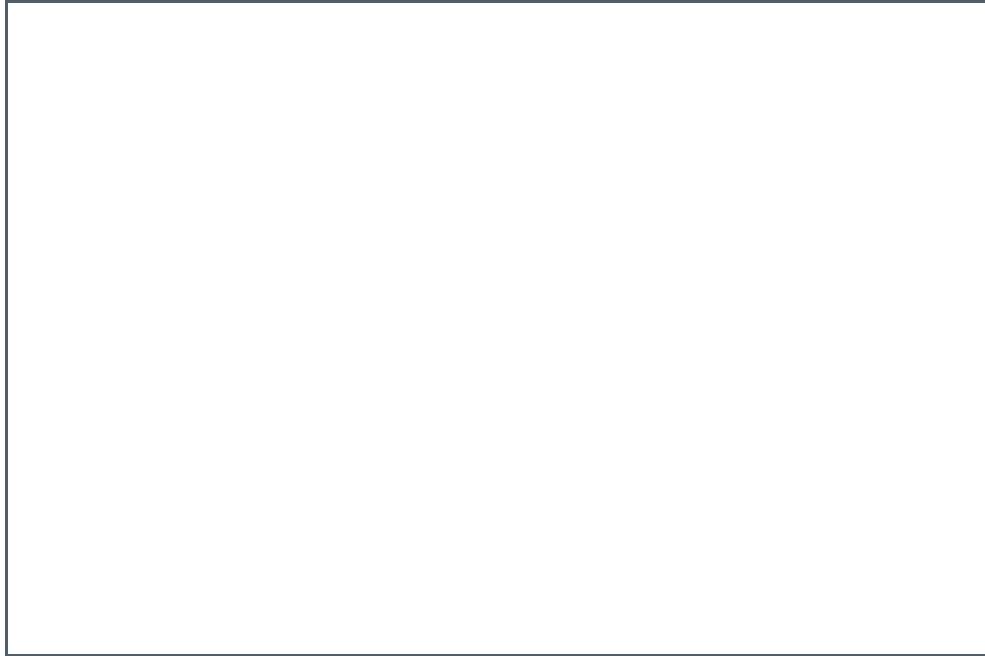
Welcome to Fetlock Drive, Bradford - a charming townhouse that is nearly new and ready to welcome its new owners! This delightful property boasts a modern interior with two double bedrooms both with fitted robes, perfect for first-time buyers or families looking for a cosy home.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The modern kitchen-diner features patio door, leading to the rear garden, creating a light flooded space. One of the highlights of this property is the driveway parking FOR 2 CARS with an EV charge point, perfect for those with electric vehicles. No more worrying about finding a parking spot or charging your car elsewhere! Outside, you'll find a lovely garden, which has been much improved by the current owners. With a fantastic decking area and freshly laid lawn you can enjoy some fresh air and perhaps even cultivate your own little green oasis.

Located in a desirable area, this townhouse offers not just a place to live, but a lifestyle. With its convenient location and modern amenities, this property on Fetlock Drive is a fantastic opportunity not to be missed. Don't hesitate to make this house your home sweet home!

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		98	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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