

MARSH & MARSH PROPERTIES

73 Fetlock Drive, Fagley, Bradford, BD2 3FH

£215,000



First time buyers, small families or professionals will certainly find this property of special interest. Situated at the end of a cul-de-sac, on a peaceful residential complex is this charming two bedroomed semi-detached property. Being of a new build style construction and presentation, anyone looking for a smartly presented new home will be impressed. As soon as you arrive you notice the two parking spaces (that feature electric charging points) offered by the tarmac driveway. To the rear of the property is the South West facing garden, with a patio seating area, lawned section and garden shed, all enclosed to create a private space, perfect for a barbeque or for children and pets to play.

Internally the property is beautifully presented throughout, being in modern style and décor with a quality finish, therefore, offering the opportunity for any prospective buyer to move in with no work required. With its welcoming entrance porch, neatly laid out living room, well-presented dining kitchen, ground floor WC, two double bedrooms (one with fitted wardrobes), house bathroom and a boarded storage loft. Just step inside and you will be impressed with the whole host of fantastic features on offer.

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The property benefits from a well-connected location with easy access to Bradford City centre with excellent local amenities and services. The property is also close to good local schools, within a quick and easy commute. Bradford train station offers excellent connections to the surrounding areas as well as quick and easy access to the Grand Central train service to London. The M606 leading to M62 is within easy reach of the property via the Bradford Ring Road and is only a short 20 minute drive to Leeds Bradford Airport.

With so much on offer, all for a realistic asking price, this property is certainly one that requires further attention and requires an internal inspection in order to be fully appreciated.

From the front of the property a composite door opens into the

PORCH

A welcome reception the moment you step inside, the porch provides the ideal barrier from the external aspect to the internal. With a matted floor and central light fitting.

From the porch a wooden door opens into the

LIVING ROOM



A neatly presented living room creating the ideal communal space, the living room offers ample space for a suite along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, double radiator and a television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A beautifully presented space that is bathed in natural light owing to the uPVC double glazed windows and French doors that overlook the gardens to the south west. The kitchen has laminated work surfaces to three sides of the

room, all with over and under counter cupboards and drawers, with space for a small dining table. An under stairs cupboard creates the perfect pantry/storage area, with ample space for household items (ironing board, vacuum cleaner etc.). With an integrated hob, integrated oven, stainless steel extractor hood, fitted washing machine, fitted dishwasher, wood laminate flooring, ceiling inset spotlights, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

WC

A fantastic addition to the ground floor of the

property offering additional facilities, neatly tucked out of the way. With a close coupled toilet, pedestal washbasin, central light fitting, wood laminate flooring and an extractor fan.



From the living room a series of carpeted steps lead up to the

LANDING

With a carpeted floor, central light fitting and single radiator.

From the landing wooden doors open into

BEDROOM 1



A good sized master bedroom that offers space for

a double bed along with additional furniture. A set of fitted wardrobes and a bulk head cupboard offers a fantastic amount of additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



A spacious second bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation overlooking the garden.

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With its panel

bath, over bath shower, glass splash guard, vinyl floor, single radiator, tiled splashbacks, glass splash guard, ceiling inset spotlights, vanity inset washbasin and extractor fan.



From the master bedroom a pull down ladder offers access to the

BOARDED LOFT

Partly boarded the loft offers a fantastic amount of additional storage space.

GARDENS



To the rear of the property are the beautifully presented patio and lawned gardens, with its south west facing orientation making this a real

sun trap and benefitting from sun all the way into the evening. The garden is fully fenced and gated to the front elevation creating the ideal place for children and pets to play. A garden shed at the far end offers additional storage space, perfect for patio furniture or garden tools.

PARKING

To the front of the property there is a tarmac driveway offering space for two cars.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, electric car charging points and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///posts.plans.roofs](#)

Google Plus Code: R78M+9QW Bradford

For sat nav users the postcode is: BD2 3FH

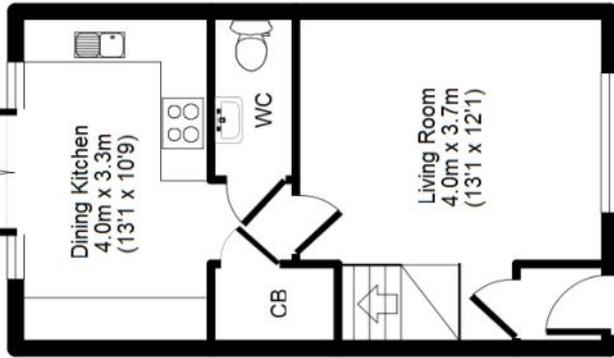
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

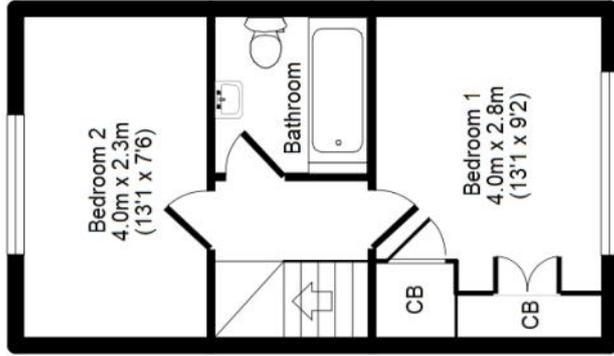
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make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 56 sq. m / 602 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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