

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



8 Fagley Croft, Fagley, Bradford, BD2 3JQ

Superior SEMI-DETACHED with quality fixtures and fittings. Well located in a very pleasant small cul-de-sac, this larger type semi has been improved to a very high standard by the present owners to create a home that stands out from the rest. INTERNAL INSPECTION IS STRONGLY ADVISED TO FULLY APPRECIATE. Benefits include GAS CENTRAL HEATING and uPVC SEALED UNIT DOUBLE GLAZING.

3 BEDROOMED SEMI DETACHED WITH 2 RECEPTION ROOMS, KITCHEN AND GARAGE

Asking price £159,950

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

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HALLWAY

Laminate flooring.

LOUNGE 13'11" x 11'1" (4.24m x 3.38m)

Attractive bow window. Laminate flooring. Double doors to Dining Room. Designer Radiator. Under floor heating.

DINING ROOM 10'0" x 10'0" (3.05m x 3.05m)

Designer radiator. Laminate flooring. Under floor heating.

KITCHEN 10' 0" x 7' 7" (3.05m 0.00m x 2.13m 2.13m)

Splendid range of contemporary base and wall units, built under oven and hob, stainless steel splash backs and cooker hood. Tiled floor.

BEDROOM ONE 14'0" x 10'2" (4.27m x 3.10m)

Range of fitted robes, concealed lighting, built in speakers.

BEDROOM TWO 11'3" x 10'0" (3.43m x 3.05m)

Double Bedroom

BEDROOM THREE 7'4" x 8'9" (2.24m x 2.67m)

Cabin style bed with storage beneath.

LOFT

Part boarded loft area.

BATHROOM

Contemporary white suite, shower to bath, chrome ladder towel rail, extractor fan, tiled walls and floor.

OUTSIDE

Mainly lawned fore garden, mainly lawned garden to rear with decked area.

PARKING

Driveway to detached garage.

DIRECTIONS

From our Highfield Road office to the roundabout and take third exit onto Idle Road, continue to traffic lights and turn left into Bolton Road, continue on into Pullan Avenue and turn right into Moorside Road, continue along this road and go across Harrogate Road onto Moorside Road, continue to the end of this road and go across Fagley Road into Fagley Croft.

BENEFITS

The property has an Alarm System.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	65	72
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