

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



20 Fagley Drive, Off Leeds Road, Bradford, BD2 3LE

NO CHAIN - POPULAR STYLE OF SEMI-DETACHED currently providing THREE BEDROOM "family sized" accommodation occupying an enviable cul-de-sac plot which forms part of this ever popular locality. Handy for many local amenities and schools. Contact Robert Watts to arrange YOUR viewing today.

£125,000

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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ENTRANCE HALLWAY

uPVC door and under stairs store

LOUNGE/DINER 20'9" max x 11'9" max reducing to 9'0" (6.32m max x 3.58m max reducing to 2.74m)

KITCHEN 8'6" x 8'6" (2.59m x 2.59m)

Fitted kitchen including a range of wall and base units, worktops with 1 1/2 bowl sink unit. Plumbed for automatic washer.

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE 10'10" plus robes x 9'8" (3.30m plus robes x 2.95m)

BEDROOM TWO 11'4" max x 9'6" (3.45m max x 2.90m)

BEDROOM THREE 6'9" x 6'5" (2.06m x 1.96m)

BATHROOM

Three piece coloured suite with fitted over bath shower

OUTSIDE

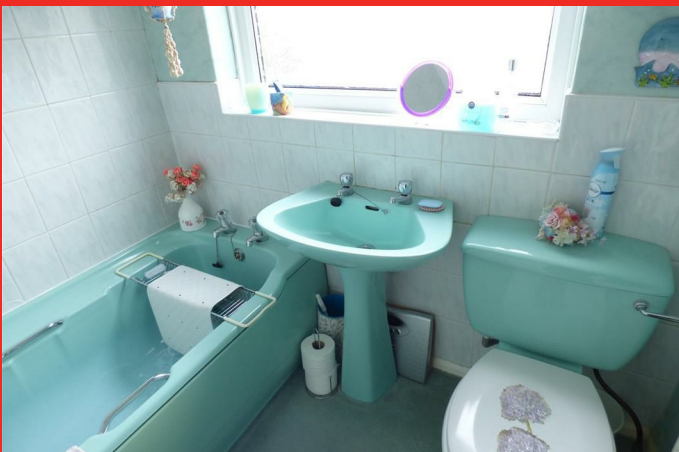
Drive to garage and pleasant gardens front and rear

DIRECTIONS

From our Highfield Road Office to the roundabout and take the second exit onto Norman Lane. Continue past Morrison's and follow this road as it becomes Victoria Road. Upon reaching the White Hart Public House turn left onto the continuation of Victoria Road. At the roundabout take the third exit onto Harrogate Road (towards Undercliffe). Continue along here and turn left at the Pelican Crossing onto Leeds Road. Continue along here towards Fagley, after a short distance turn left onto Fagley Drive.

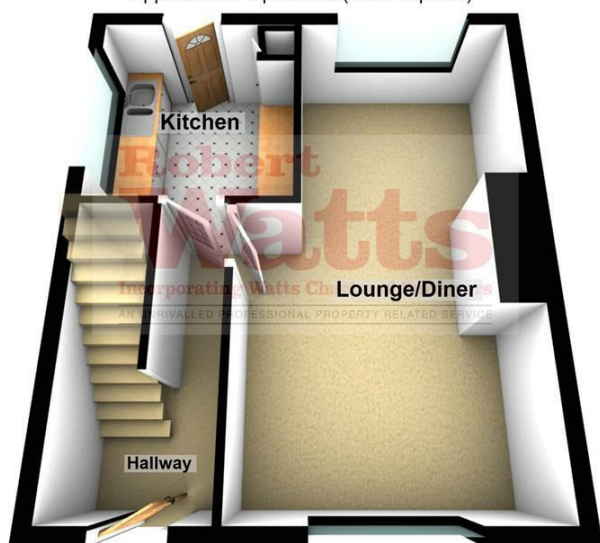
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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.



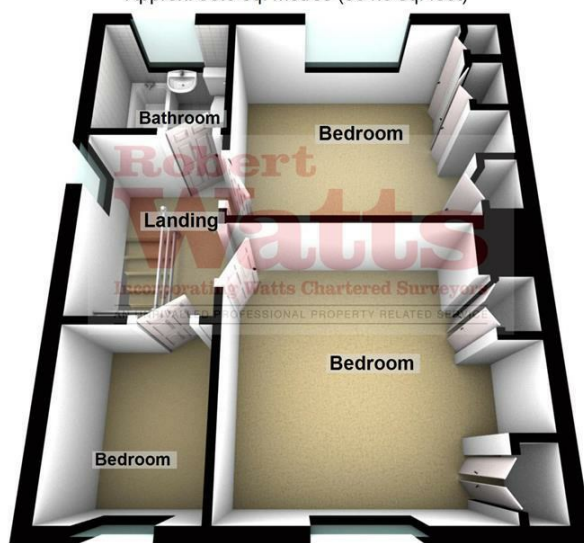
Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	65	81
England & Wales		
EU Directive 2002/91/EC		

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