

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

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## Templars Way, Bradford, BD8

Asking Price Of £130,000 Freehold

Three Bedroom Semi Plus Attic Bedroom

EPC - Applied For



Templars Way  
BD8

Key features:

- Lounge/dining room
- Fitted kitchen
- Conservatory
- Three bedrooms
- Bathroom with shower over bath
- Attic room with Velux windows
- Driveway
- Garage



Main Description

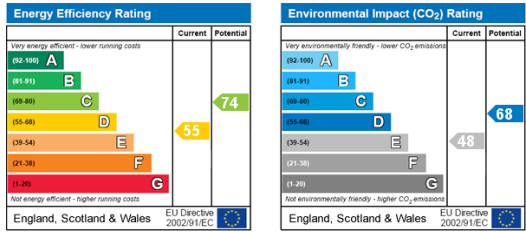
MAIN DESCRIPTION: Spacious three-bedroom semi-detached property in the Fairweather Green area of Bradford. The property has a useful attic room which could be converted into a bedroom, driveway, garage and gardens to front and rear. Conveniently situated for local schools, shops and bus links.

To the ground floor:  
Spacious living room with UPVC window, wooden laminate flooring and gas fire set in a wooden surround  
Kitchen with UPVC window, with a range of wall and base units.

Upstairs, on the first floor are three well-presented BEDROOMS and the house bathroom, white three piece suite with shower over bath and wall mounted heated towel rail.

On the second floor is an attic bedroom with two Velux windows.

To the outside:  
Garage, driveway, garden with lawn to the front. Decked easy to maintain garden to rear.



GROUND FLOOR

ENTRANCE PORCH 3' 11" x 3' 11"  
(1.2m x 1.2m)

LOUNGE/DINING ROOM 18' 1" x 12' 6"  
(5.51m x 3.81m)

KITCHEN 15' 9" x 6' 9" (4.8m x 2.07m)

CONSERVATORY 7' 10" x 7' 10"  
(2.4m x 2.4m)

FIRST FLOOR

MASTER BEDROOM 11' 11" x 10' 0"  
(3.65m x 3.06m)

BEDROOM TWO 9' 11" x 8' 6" (3.04m x 2.60m)

BEDROOM THREE 7' 7" x 5' 6"  
(2.33m x 1.7m)

BATHROOM 5' 10" x 5' 5" (1.8m x 1.67m)

SECOND FLOOR

ATTIC ROOM 8' 10" x 8' 6" (2.7m x 2.6m)

