



## 7 Fairfield, Denholme, Bradford, BD13 4DH

£140,000

- THREE BEDROOM MID-TOWNHOUSE
- UPVC DOUBLE GLAZING
- 'READY TO MOVE IN'
- ATTENTION FIRST TIME BUYERS
- CLOSE TO VILLAGE AMENITIES
- GAS CENTRAL HEATING
- WELL PRESENTED
- IDEAL LANDLORD INVESTMENT
- GARDENS FRONT & REAR
- ARRANGE YOUR VIEWING NOW!

# 7 Fairfield, Bradford BD13 4DH

**\*\* THREE BEDROOM MID-TOWNHOUSE \*\* GARDENS FRONT & REAR \*\* WELL PRESENTED \*\* VILLAGE LOCATION \*\* CLOSE TO LOCAL AMENITIES \*\*** Bronte Estates are pleased to list for sale this ideal first time buy or landlord investment in Denholme. Benefitting from UPVC double glazing, gas central heating and offering 'ready to move in' accommodation over two floors. To the ground floor is a hallway, lounge and dining-kitchen with pantry off and to the first floor are three bedrooms and a bathroom. Early viewing advised.



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

14'9 x 12'7

Fireplace with marble inlay and hearth, window to the front elevation, fitted shelving and a central heating radiator. Door to:

### **Dining-Kitchen**

16'4 x 7'4

A modern fitted kitchen with a range of base and wall cabinets with laminate work surfaces over. Free-standing gas cooker included in the sale. window and door to the rear and a central heating radiator. Doors off to a pantry/store with window to the rear and an additional utility space with plumbing for a washing machine (washer included in the sale), the central heating boiler, space for a fridge-freezer and a window to the rear.

### **First Floor**

Landing area with doors off to the bedrooms and bathroom.

### **Bedroom One**

11'9 x 10'5

Window to the front elevation, fitted cupboard and a central heating radiator.

### **Bedroom Two**

11'9 x 8'10

Window to the rear elevation and a central heating radiator.

### **Bedroom Three**

7'7 x 7'1

Window to the front elevation and a central heating radiator.

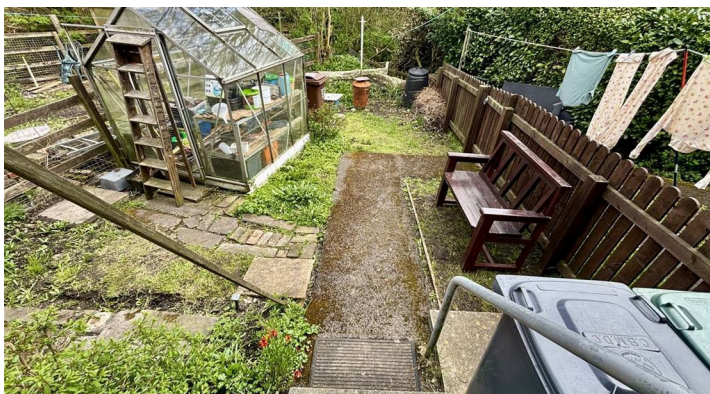
### **Bathroom**

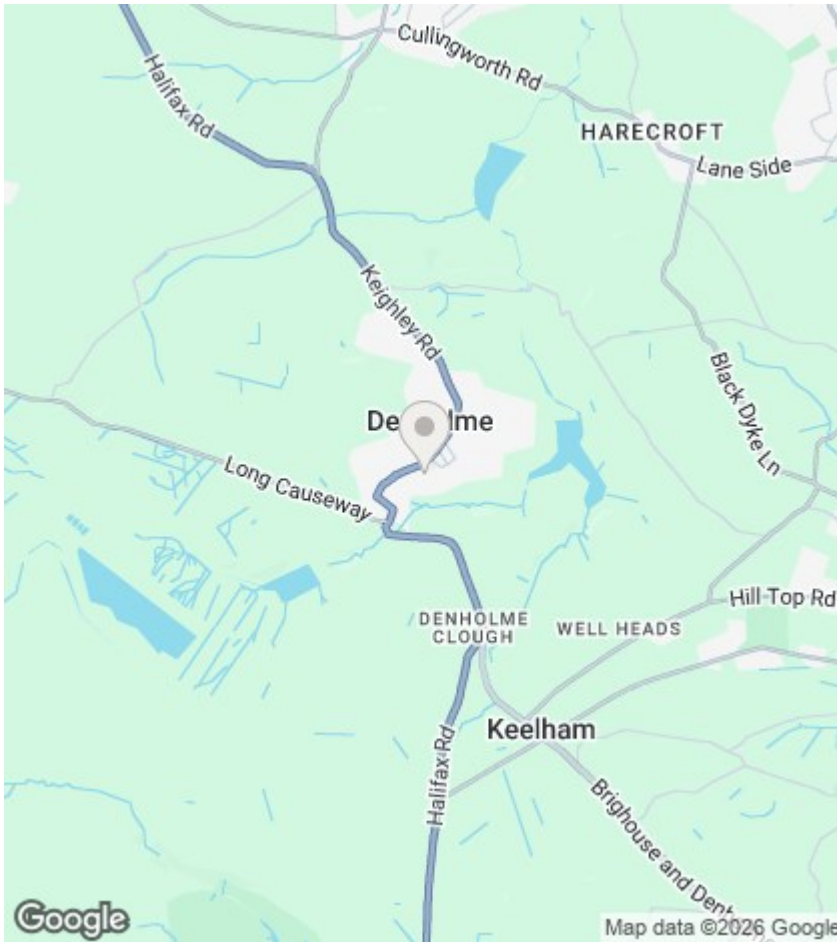
A modern white bathroom suite consisting of a panelled bath, pedestal washbasin and a low flush WC. Window to the rear elevation.

### **External**

Lawned garden to the front with flowerbed borders, fencing and garden gate. To the rear is a further garden with lawn, flowerbeds and a greenhouse.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	

