



Olive Grove, Fairweather Green,

£137,500

* TERRACE PROPERTY * THREE BEDROOMS * OVER FOUR FLOORS * MODERN KITCHEN *
* FOUR PIECE HOUSE BATHROOM * ENCLOSED GARDEN * NO CHAIN *

Well presented three double bedroom terrace property with the accommodation laid out over four floors.

Boasting a modern fitted basement dining kitchen, four piece bathroom suite and low maintenance garden the property will appeal to a number of buyers.

Offering ready to move into accommodation and benefits from gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, cloaks/wc, basement dining kitchen and utility area. There is a first floor bedroom and four piece house bathroom, two further double second floor bedrooms.

The outside has an enclosed low maintenance garden.



Entrance Vestibule

Lounge

15'3" x 13'6" (4.65m x 4.11m)

Having a stove effect living flame gas fire set in chimney breast, corniced ceiling, radiator, double glazed window.

Inner Hall

Cloaks/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Basement Dining Kitchen

15'5" x 13'6" (4.70m x 4.11m)

With fitted wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled floor and splashback, range style cooker, extractor hood, radiator and double glazed window.

Utility/Storage

With plumbing for auto washer, useful storage space.

First Floor

Useful storage.

Bedroom One

15'7" x 11'2" (4.75m x 3.40m)

Having an ornamental feature fireplace, radiator and double glazed window.

Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, wash basin, low suite wc, radiator and double glazed window.

Second Floor

Attic Bedroom Two

18'10" x 10'1" max (5.74m x 3.07m max)

With radiator and two velux windows.

Attic Bedroom Three

16' x 8' (4.88m x 2.44m)

With radiator and velux window.

Exterior

To the outside there is a low maintenance garden to the front of the property.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the double mini-roundabout proceed right down Thornton Road towards Bradford, turn left onto Olive Grove and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	73		84
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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