



## Fairbairn Fold, Bradford, BD4

**£230,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 4

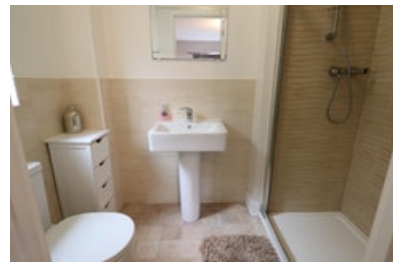
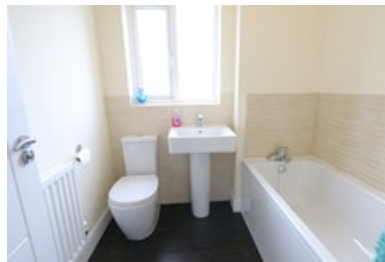
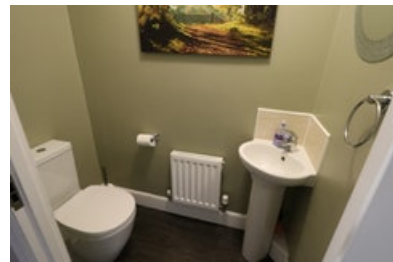
HouseSimple is pleased to present this property in Bradford.

### Key features:

- En suite
- Sought After Location
- Four Double Bedrooms
- Garage
- Off Street Parking
- Kitchen/Diner
- GUIDE PRICE

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band E (£1985.63 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 995 years remaining  
**Ground Rent:** £100.00 per-annum  
**Maintenance Company:** RMC



## GUIDE PRICE £230,000 - £240,000

A stunning four double bedroom detached family home presented to a high standard throughout with landscaped garden, off-street parking and in a prime position for accessing nearby Leeds and Bradford as well as the commuter and motorway links.

**Entrance Hall:** Benefiting from a composite door to the front elevation, central heated radiator and a double glazed window to the side elevation.

**WC:** Downstairs WC with pedestal wash hand basin, central heated radiator and extractor fan.

**Kitchen/Diner:** Large kitchen diner benefiting from both wall and base units, gas central heated radiator, stainless steel sink and drainer, integrated oven and gas hob with cooker hood over, integrated fridge freezer and plumbing for both washer and dishwasher. The kitchen also benefits from having two double glazed windows and french doors giving access to the rear garden.

**Lounge:** A great size lounge with a double glazed bay window to the front elevation, TV point, and a central heated radiator.

**Landing:** Giving access to the loft space and also providing an airing cupboard with ample storage.

**Bedroom 1:** Larger than average master bedroom benefiting from a useful storage cupboard, double glazed window to the front elevation, central heated radiator and en-suite.

**Bedroom 2:** Another double bedroom with a double glazed window to the front elevation, central heated radiator and a door giving access to the jack and jill en-suite shared with bedroom four.

**Bathroom:** Family bathroom with a double glazed window to the rear elevation, bath, WC, pedestal wash hand basin and central heated radiator.

**Bedroom 3:** Double bedroom benefiting from a gas central heated radiator and a double glazed window to the rear elevation.

**Bedroom 4:** A fourth and final double bedroom benefiting from a double glazed window to the rear elevation, gas central heated radiator and a door leading to the jack and jill ensuite shared with bedroom Two.

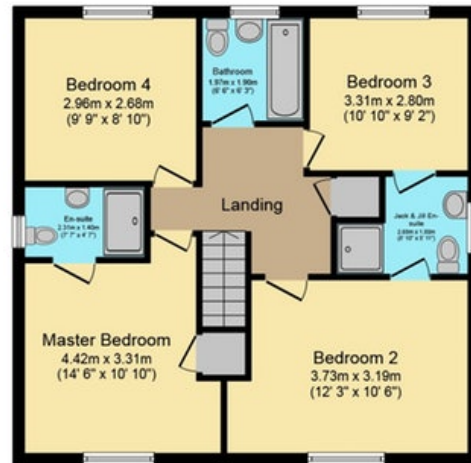
**Outside:** To the front of the property you will find ample parking and also access to an integral garage with both power and light, to the rear of the property you will find an extended patio area and then a substantial size but low maintenance rear garden enclosed by timber fencing.

Floor plan:



**Ground Floor**

Floor area 67.8 sq. m. (729 sq. ft.) approx



**First Floor**

Floor area 65.4 sq. m. (704 sq. ft.) approx

Total floor area 133.2 sq. m. (1,434 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**38 Fairbairn Fold, BRADFORD, BD4 8DZ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0018-7091-7364-2724-0970
<b>Date of assessment:</b> 09 April 2014	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 09 April 2014	<b>Total floor area:</b> 125 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,998</b>
<b>Over 3 years you could save</b>	<b>£ 222</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 306 over 3 years	£ 201 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 222 over 3 years</p> </div>
<b>Heating</b>	£ 1,380 over 3 years	£ 1,401 over 3 years	
<b>Hot Water</b>	£ 312 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,998</b>	<b>£ 1,776</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffa500; color: black; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff4500; color: black; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #800000; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 50%; border: 1px solid black;">Current</th> <th style="width: 50%; border: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">79</td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">89</td> </tr> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Current	Potential	79	89	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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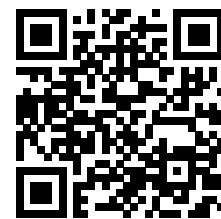
**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£80	£ 90
2 Solar water heating	£4,000 - £8,000	£ 129
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 705

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**MISREPRESENTATION ACT, 1967.**

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