



 **3**
Bedrooms

 **1**
Bathroom



Offers in the region of £95,000
17 Firethorn Close, , BD8



Blackhorse Property are pleased to have this 3 Bedroom End Town House for sale which needs modernisation on the popular area of Girdlington. ideal home for couples, families and professionals. The property benefits from an enclosed front garden space providing a little extra privacy and benefits from Full double Glazing and Central Heating. Ground floor having a Kitchen Diner, Living Room and wc. First Floor having 3 Bedrooms and a family bathroom.

GROUND FLOOR

Living Room *3.3m x 4.5m (127' 11" x 176' 5")*

Spacious Living Room with carpet flooring. Gas Fire. Radiator Patio Door leading to the rear Garden.

Kitchen / Dining Area *5.5m x 2.9m (218' 1" x 113' 5")*

Kitchen / Dining Area with range of wall and base units.

wc

FIRST FLOOR

Bedroom 1 *3.9m x 3.3m (152' 4" x 129' 2")*

Bedroom 2 *4m x 2.7m (158' 3" x 105' 11")*

Bedroom 3 *2.4m x 2m (93' 4" x 77' 7")*

Family Bathroom *2m x 1.9m (77' 11" x 73' 7")*

Viewing Arrangements

Strictly by appointment only with the seller's agents, Black Horse Property of Shipley and Bradford. Please contact 0800 3 689 689 or email sales@blackhorseproperty.com to arrange a suitable time to view.

Directions

Leave our office on Thornton Road and head towards the City Centre. Take the first left onto Girdlington Road at the traffic lights. Take your second left onto Birch Street - Take your first right and first left onto Firethorn Close.

Energy Rating

The energy efficiency rating for this property is ?. A full copy of the energy performance certificate for this property is available on request or online at www.epcregister.com.

Services, Fixtures and Fittings

All main services are believed to be connected to the property. All fixtures and fittings are to be confirmed via solicitors.

Tenure

The property is understood to be freehold. This should be checked and verified by your solicitor.

Council Tax Band

This property has been placed in Band A. According to Bradford Metropolitan District Council online the 2017/18 council tax rate is approximately £1100.

Making an Offer - Pricing Recommendations

All of our properties available have been given honest straight-talking pricing and valuation advice prior to instruction. We have a strict pricing policy and base our pricing recommendations on physical evidence. We are happy to share this evidence with you and explain how we have arrived at the asking price. Since January 2013 we refuse instructions if the price is not in line with our sensible and competitive pricing recommendations.

Buying Through Us

When making sensible offers on our properties, please bear the above in mind. Here are a few pointers to achieve a successful offer: 1. Do your research and put yourself in the vendor's position. 2. Always have your finances or/and position information to hand. 3. Always be honest – you could lose the property later if you lie. 4. To progress any offer we will require proof of funding, identity and address. Please note we act on our client's behalf and is ultimately their decision.

Selling with Blackhorse Property?

Local property experts in sales, lettings and property management for 12 years and counting, Black Horse Property of Shipley and Bradford have been helping people move home successfully with their fresh and proactive approach. Visit our website www.blackhorseproperty.com or call us on 0800 3 689 689 to find out how we can help you sell your home for the best price possible despite current market conditions.

