



7 Garthwood Close, Bierley, Bradford, BD4 6AZ

NO CHAIN: Very well presented SEMI DETACHED that has been much improved in recent years to provide a superior home. Provides 3 BEDROOMS and occupies a CUL DE SAC location. In addition the house is sold with a PURPOSE BUILT GARDEN ROOM/STUDIO, that would make a perfect room for HOME WORKING. Must be viewed to appreciate.

Asking Price £175,000

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ENTRANCE HALL Hallway

Composite door, tiled flooring

DOWNSTAIRS W/C Low flush w/c, vanity sink unit.

LOUNGE 13' x 12'8" (3.96m x 3.86m)

DINING KITCHEN 15'9" x 8'7" (4.8m x 2.62m)

Well equipped kitchen with of high gloss units. Built in oven, hob and extractor fan. uPVC French doors to the garden. Useful storage cupboard. Vertical radiator.

BEDROOM 1 11'5" x 9'4" (3.48m x 2.84m)

BEDROOM 2 11'5" x 7'8" (3.48m x 2.34m)

BEDROOM 3 8'5" x 7'9" max (2.57m x 2.36m max)

BATHROOM White bathroom suite with shower over bath. Vanity sink unit.

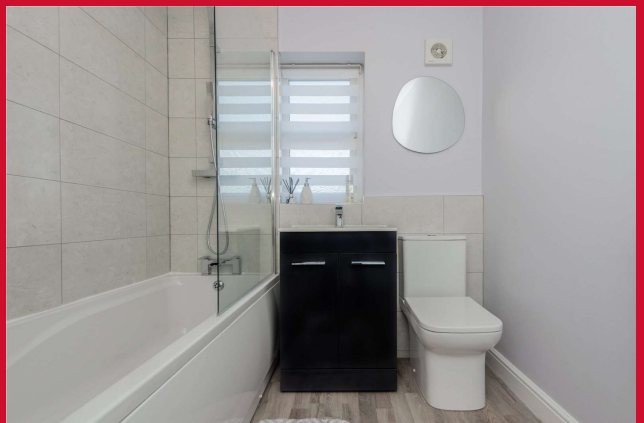
EXTERIOR Cul de sac position, with lovely landscaped low maintenance enclosed garden. Great, purpose built Garden Room/Studio ideal for home working or for use as a garden room.

TENURE Freehold

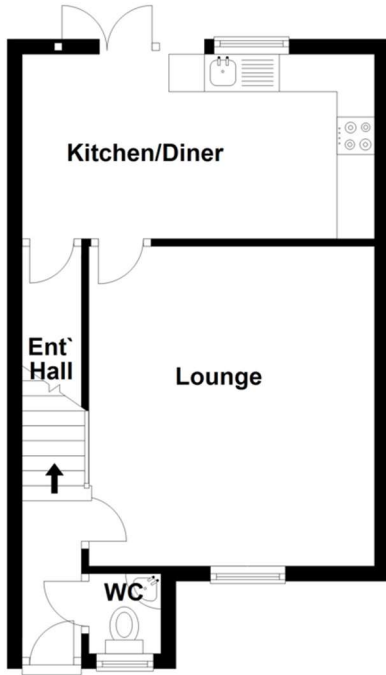
COUNCIL TAX Bradford Council

Band B

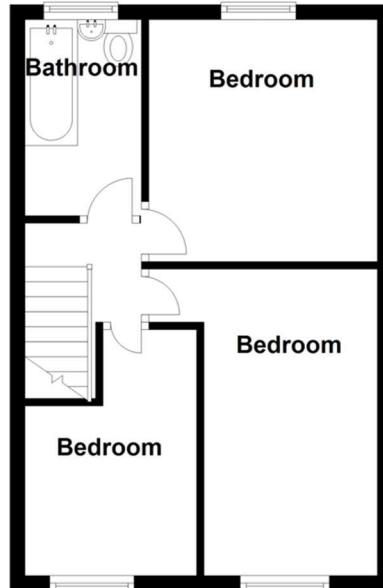
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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