



4 Verity Street, East Bierley, Bradford, West Yorkshire, BD4 6PN

Impressive Extended Detached Bungalow, situated in this highly sought after village location. Immaculately presented throughout, the bungalow provides spacious family sized accommodation. With 3 Bedrooms, 2 Bathroom, 3 Reception Room + Kitchen. The property benefits from being within close proximity of popular local primary school, golf course, cricket field/club and village green, and also nearby to the motorway network and Low Moor railway station. A detailed viewing is essential to fully appreciate.

The accommodation comprises: Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Conservatory, Study/Office & Bathroom. First floor: Bedrooms 2, 3 & 2nd Bathroom.

Asking Price £395,000

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FRONT PORCH

ENTRANCE HALL

LOUNGE 16'3" (4.95) x 13' (3.96) into alcove

Feature brick fireplace with open log burner fire.

DINING ROOM 13' x 8'1" (3.96m x 2.46m)

UTILITY ROOM Utility area leading to back garden.

BREAKFAST KITCHEN 17'2" x 8' (5.23m x 2.44m)

Impressive kitchen with a well equipped range of bespoke units, granite worktops and 'Belfast' sink. Range cooker. Tiled floor with underfloor heating.

CONSERVATORY 14'6" x 12'11" (4.42m x 3.94m)

Good sized Conservatory, currently used as a 2nd Lounge, uPVC French doors leading to the garden.

INNER HALL Built in airing cupboard.

STUDY/OFFICE 9'8" x 7' (2.95m x 2.13m)

Ground floor Study/Office with open staircase with return to 1st floor.

DOUBLE BEDROOM 1 14'3" x 11'4" (4.34m x 3.45m)

BATHROOM/W.C. 10'6" x 6'3" (3.2m x 1.9m)

'Period' style bathroom suite with Vanity sink unit and separate corner shower cubicle. Tiled walls and tiled flooring with underfloor heating. Heated towel rail.

BEDROOM 2 11'7" x 11'7" max (3.53m x 3.53m max)

Built in wardrobes to eaves.

BEDROOM 3 10'8" x 9' (3.25m x 2.74m)

Twin Velux Roof Lights. Built in wardrobes to eaves.

BATHROOM/W.C. 3 piece white bathroom suite. Part tiled walls. Heated towel rail. Storage to eaves.

OUTSIDE Lovely, private and enclosed low maintenance rear garden. Ideal for outdoor entertaining. Resin drive to front. Useful, good sized, outbuilding with mains electricity supply.

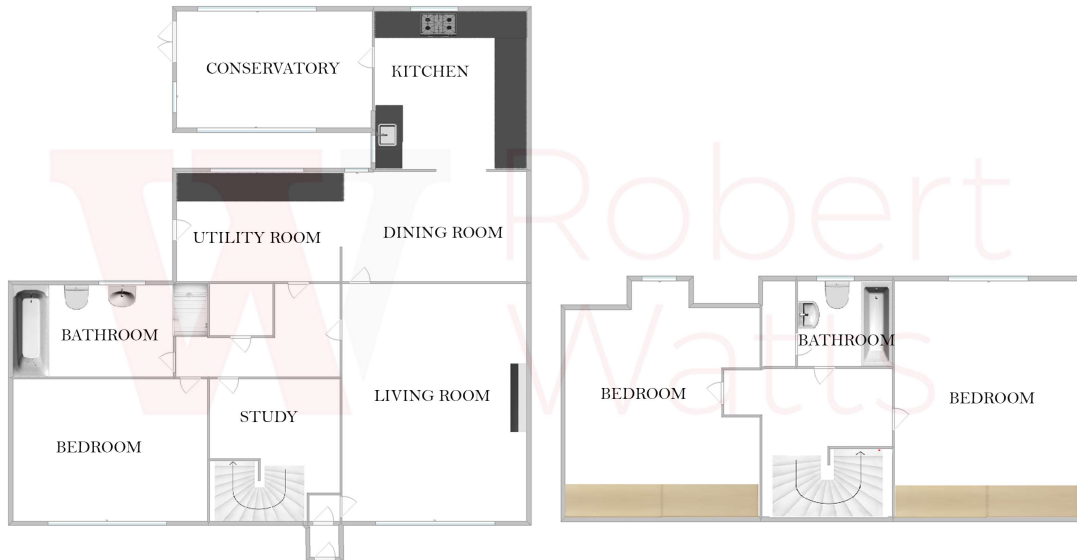
TENURE Freehold

COUNCIL TAX BAND D

MORTGAGES We recommend The Mortgage Maestro, who are independent mortgages brokers. They have exclusive rates that not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment contact us today.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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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