



3 Gleneagles Close, Bierley, Bradford, BD4 6FB

IMMACULATE DETACHED providing 3 BEDROOMS + EN SUITE. Offers family sized living accommodation, forming part of this ever popular development, with ideal access to local amenities and within minutes of the M606/M62. Further benefits include Garage and pleasant, enclosed garden. NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Dining Room, 3 Bedrooms, En Suite, House Bathroom.

Asking Price £220,000

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ENTRANCE HALL

LOUNGE 14'7" x 10'3" Approx (4.45m x 3.12m Approx)

Open to dining area

DINING AREA 10'3" x 7' Approx (3.12m x 2.13m Approx)

Open to the lounge. Sliding patio door to the garden.

KITCHEN 10'1" x 7'9" (3.07m x 2.36m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and a 5 ring hob.

LANDING

MASTER BEDROOM 10' (3.05) + alcove x 9'9" (2.97)

Fitted wardrobes with matching bed side tables.

ENSUITE SHOWER ROOM/ WC White suite with a corner shower cubicle. Tiled wall. Heated towel rail.

BEDROOM 2 10' x 9'3" (3.05m x 2.82m)

BEDROOM 3 9'4" x 6'8" (2.84m x 2.03m)

BATHROOM Modern white bathroom suite with a shower over the bath. Tiled walls and flooring. Heated towel rail.

OUTSIDE Occupying a cul de sac position. Garden to the fron. Driveway and garage.

Garden to the rear with a patio terrace area.

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.



3 GLENEAGLES CLOSE, BD4 6FB



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	72	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	