



5 Bell House Crescent, Bierley, Bradford, BD4 6AJ

Very well presented Semi Detached that would offer an ideal family home. Provides 3 Bedrooms with a lovely Sun Room backing onto the garden. To the outside, pleasant garden, parking and spacious detached garage/workshop. Situated in this popular location which is close to all local shops and amenities. **NOT TO BE ME MISSED.**

Asking Price £225,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 21'5" (6.53) x 11'5" (3.48) (into alcove)

Good size 21 foot lounge. Feature fireplace with gas fire.

DINING KITCHEN 14'8" x 10' (4.47m x 3.05m)

Well equipped kitchen with a range of wall and base units with granite worktops and sink unit. Built in oven with hob and extractor fan. Access to sun room.

SUN ROOM 19'6" x 8'4" (5.94m x 2.54m)

Lovely room that backs onto the garden.

BEDROOM 1 11'5" x 10'8" (3.48m x 3.25m)

BEDROOM 2 11'5" (3.48) x 10'3" (3.12) (max excluding window)

BEDROOM 3 10' x 7'8" (3.05m x 2.34m)

BATHROOM White bathroom suite with Jacuzzi bath. Separate shower cubicle.

EXTERIOR Low maintenance garden to front with driveway which leads onto south facing garden. Spacious double garage / workshop. Pleasant open aspect to the rear.

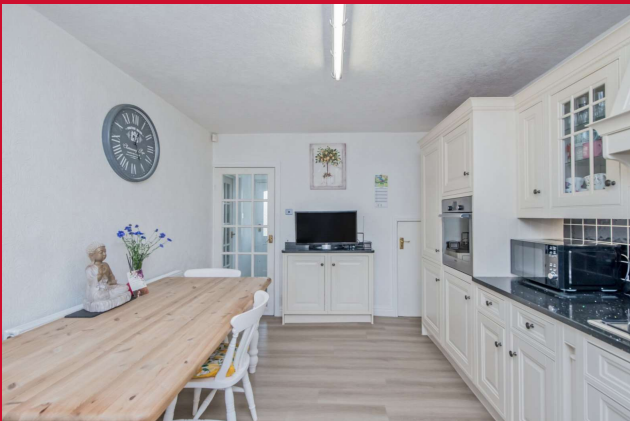
TENURE Freehold

COUNCIL TAX Band B

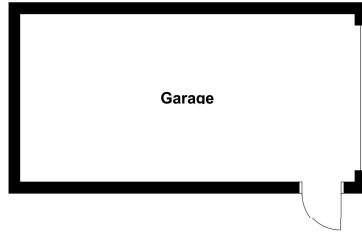
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

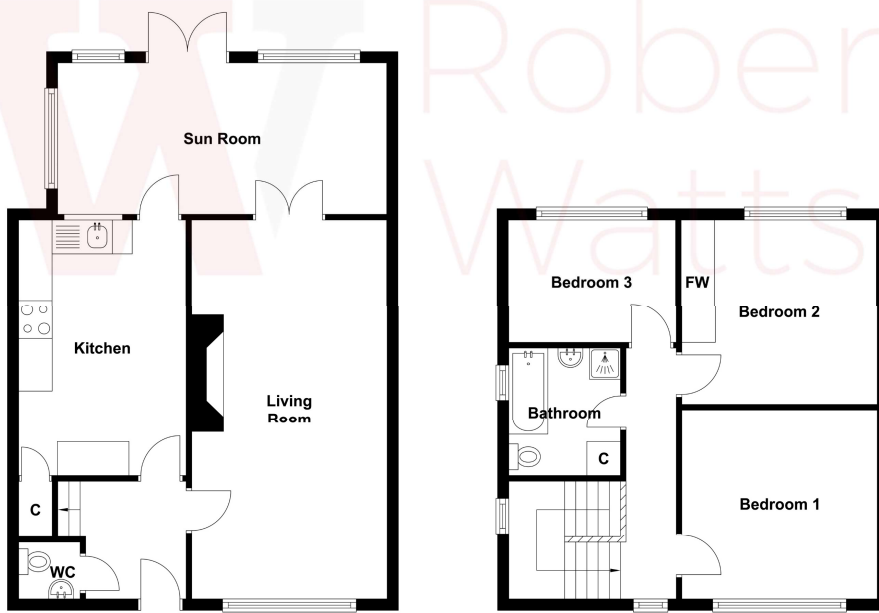
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83
(69-80) C	71	
(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	