



78 Bierley House Avenue, Bierley, Bradford, BD4 6BS

CORNER PLOT: Semi Detached house that occupying a corner plot, with gardens to 3 sides offering vast potential to have a double tier side extension (subject to planning). This would then make a big 4 bedroomed family home. Plots of this size are rare to the market. Currently 3 bedrooms, with lounge and kitchen. situated in this ever popular location and available with immediate possession. **NOT TO BE MISSED.**

Offers Over £175,000

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ENTRANCE HALL Entrance Hall

GUEST CLOAKROOM Downstairs W/C

LOUNGE 15'2" x 12' (4.62m x 3.66m)

DINING KITCHEN 14'7" x 7'8" (4.45m x 2.34m)

Well-equipped dining kitchen with a range of base and wall units, sink unit and worktops. Built in oven with a separate hob. Fridge freezer and washing machine. Composite door to the back.

LANDING

BEDROOM 1 11'9" x 7'3" (3.58m x 2.2m)

BEDROOM 2 11'1" x 7'3" (3.38m x 2.2m)

Fitted wardrobes

BEDROOM 3 7'8" x 7'6" (2.34m x 2.29m)

BATHROOM White bathroom suite with a shower over the bath.

OUTSIDE Occupying a corner plot, with gardens to 3 sides offering vast potential to double tier side extension (subject to planning). This would then make a big 4 bedroomed family home. Plots of this size are rare to the market.

COUNCIL TAX Bradford Council

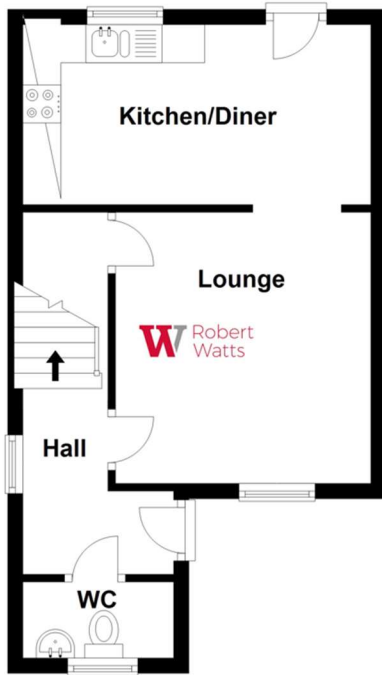
Band B

TENURE Freehold

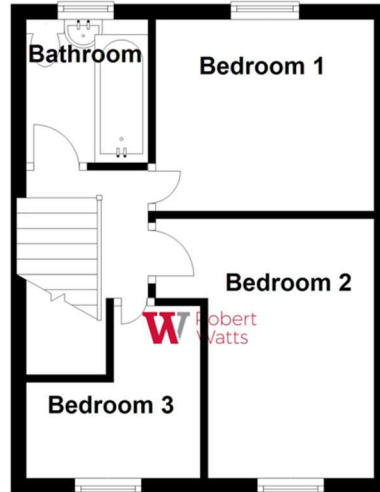
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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