



## **63 Burnham Avenue, Bierley, Bradford, BD4 6JE**

**NO CHAIN:** Well presented MODERN LINK DETACHED, part of this development built in 2015. With 3 BEDROOMS and ideally located close to Asda Supermarket and all local shops an within walking distance to St John`s Primary School and Bradford Academy. To the outside there is a lovely GARDEN, PARKING and GARAGE. Not to be missed.

The accommodation comprises: Hallway, Downstairs WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £180,000**

# 63 Burnham Avenue, Bierley, Bradford, BD4 6JE

**ENTRANCE HALL** Hallway

**DOWNSTAIRS WC**

**LOUNGE 13'3" x 10'8" (4.04m x 3.25m)**

uPVC French doors leading to the garden.

**DINING KITCHEN 17' x 6'5" (5.18m x 1.96m)**

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

**BEDROOM 1 13'5" x 8'3" max (4.1m x 2.51m max)**

**BEDROOM 2 12'3" x 7'2" (3.73m x 2.18m)**

**BEDROOM 3 8'9" x 6'1" max (2.67m x 1.85m max)**

**BATHROOM** Three piece white bathroom suite with shower over bath, vanity sink unit and w/c.

**EXTERIOR** Garden front and rear with driveway and single garage.

Pleasant garden to the back.

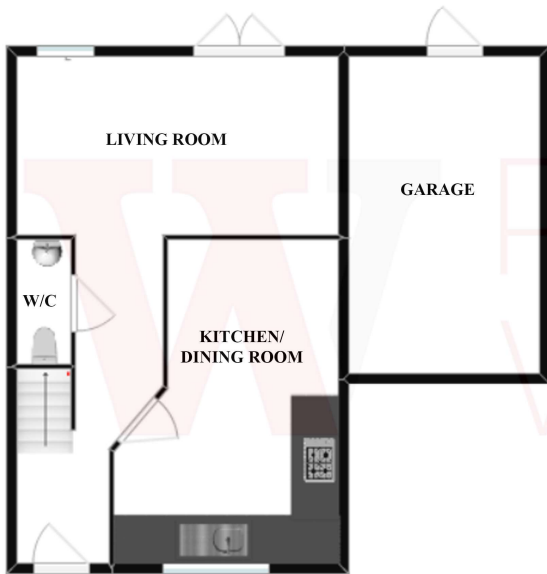
**TENURE** Freehold

**COUNCIL TAX BAND** B - Bradford

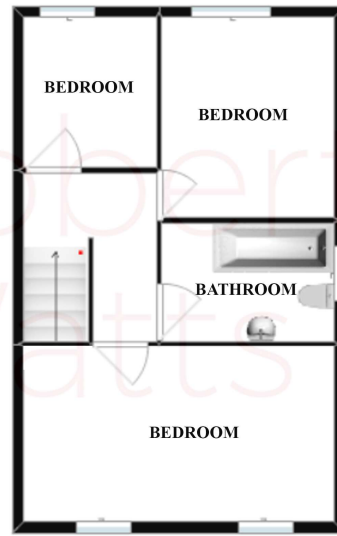
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	