



12 Winfield Drive, East Bierley, Bradford, West Yorkshire, BD4 6RJ

EXTENDED AND SOLD WITH NO CHAIN.

Well presented Semi Detached that has the added advantage of having a side extension with super modern fitted kitchen. Occupies a cul de sac setting in this sought after village location. The house provides 3 bedrooms with lovely views at the back overlooking fields.

The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms & Bathroom.

Asking Price £260,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

12 Winfield Drive, East Bierley, Bradford, West Yorkshire, BD4 6RJ

FRONT PORCH

ENTRANCE HALL Vertical radiator.

LOUNGE 13' x 11'10" max (3.96m x 3.6m max)

"hole in the wall" glass mounted fire.

DINING ROOM 15' (4.57) x 9' (2.74) + chimney breast

Feature decorative fireplace, built into chimney breast.

CONSERVATORY Backing onto the garden, in uPVC.

KITCHEN 16' x 7' (4.88m x 2.13m)

Impressive fitted kitchen, furnished with high gloss units. Fitted oven and hob. Vertical radiator.

LANDING

BEDROOM 1 11'10" x 10' max (3.6m x 3.05m max)

BEDROOM 2 9'11" x 9' (3.02m x 2.74m)

Lovely views.

BEDROOM 3 7' x 6' (2.13m x 1.83m)

BATHROOM/W.C Modern white Bathroom suite with vanity sink unit.

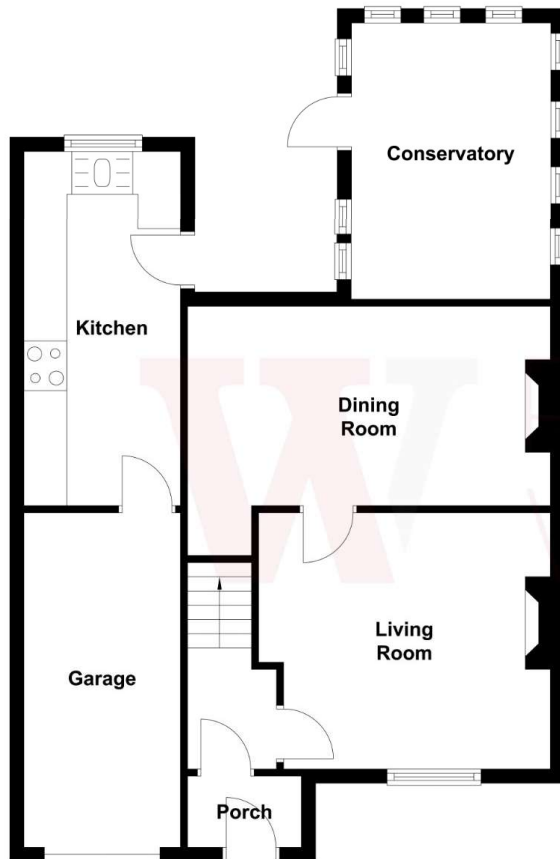
OUTSIDE Occupying a cul de sac, with garden to the front. Driveway. At the back, pleasant garden with lovely views.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

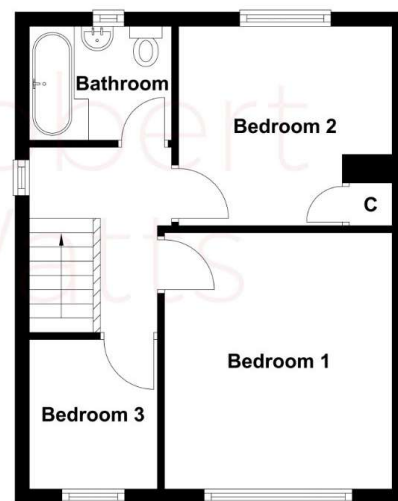
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		