



8 Moorcroft Drive, East Bierley, Bradford, BD4 6NJ

Do not miss out on this really well presented End Terrace, that has been greatly improved in recent years. With an impressive modern fitted kitchen and providing an ideal buy for first time buyers and offering 3 bedroomed accommodation.

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

Asking Price £135,000

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 Composite door.

LOUNGE 12'6" (3.8) x 10'6" (3.2) + chimney breast

KITCHEN 10'6" x 8'1" (3.2m x 2.46m)

Impressive, modern, fitted kitchen with wall and base units, worktops and sink unit, and fully equipped range of integrated appliances, fridge & freezer, cooker, microwave, dishwasher and washing machine. Tiled flooring.

LANDING

BEDROOM 1 9'5" (2.87) x 7'5" (2.26) + chimney breast

BEDROOM 2 12' x 9'1" (3.66m x 2.77m)

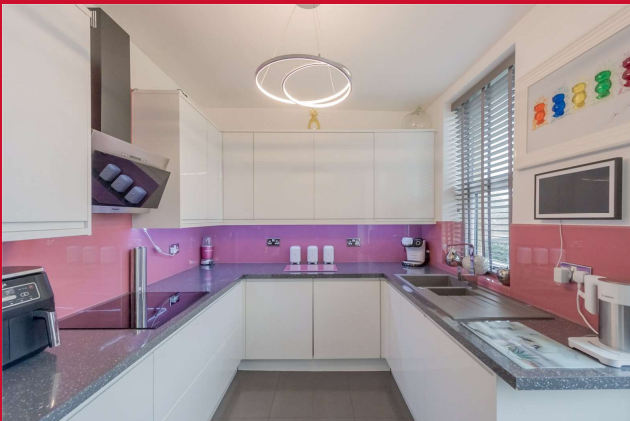
BATHROOM/W.C 3 piece white bathroom suite with fitted overhead shower.

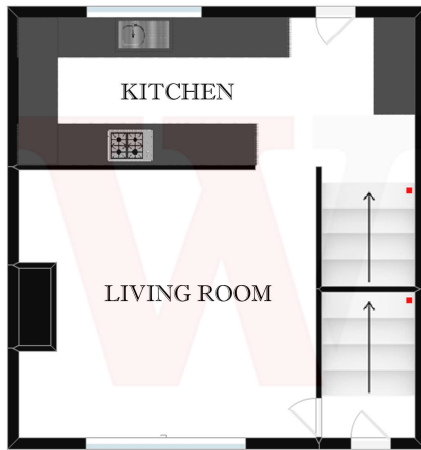
OUTSIDE Landscaped and enclosed low maintenance garden.

TENURE Freehold

COUNCIL TAX BAND A - 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



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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	