



The Crosses Bungalow, Bierley Marsh, Off Soureby Cross Way, East Bierley, BD4 6PL

NO CHAIN: Well appointed DETACHED BUNGALOW, situated in this sought after village location with lovely views. The bungalow offers compact 2 Bedroomed accommodation, however we are in the opinion that there is potential for a first floor conversion, as there is room in the hallway for the staircase. Of course this is subject to the relevant planning permission and building regulations.

The accommodation comprises: Hallway, Lounge, Kitchen, 2 Bedrooms & Shower Room.

Asking Price £250,000

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HALLWAY Good sized "L" shaped hallway.

LOUNGE 13'3" x 11'1" (4.04m x 3.38m)

With lovely views

KITCHEN 13'9" x 8'3" (4.2m x 2.51m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Splashback tiled walls.

BEDROOM 1 15'8" x 10'7" (4.78m x 3.23m)

Good sized double bedroom.

BEDROOM 2 11'4" (3.45) x 8'3" (2.51) approx.

Irregular shaped room. Measurement approximate and for guidance only.

SHOWER ROOM/W.C. 8'3" x 7'9" (2.51m x 2.36m)

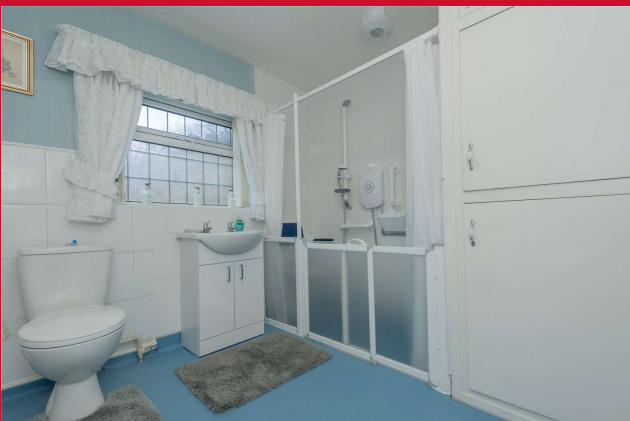
Adapted for disabled use. White suite.

OUTSIDE Garden to the front, with small garden to the back. we are informed the driveway to the side is for "pedestrian" access only and there is no parking here. Parking can be accommodated where the front garden is.

TENURE Freehold

COUNCIL TAX BAND D - Kirklees

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.





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		
(39-54) E	53	
(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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