



## **104 South View Road, East Bierley, Bradford, BD4 6PJ**

Charming COTTAGE STYLE SINGLE STOREY BUNGALOW, situated in the middle of the sought after village of East Bierley. Offers compact and easy to manage living accommodation with 1 BEDROOM, ideal for a single person or couple. Available with VACANT POSSESSION.

**Asking Price £99,000**

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**OPEN PLAN LOUNGE/KITCHEN 19' x 15'8" max (5.8m x 4.78m max)**

Vaulted beamed ceiling and twin Velux Roof lights. Stone flagged flooring and brick chimney breast. Range of kitchen units, worktops and sink unit built in oven and hob.

**BEDROOM 11'5" x 8'4" (3.48m x 2.54m)**

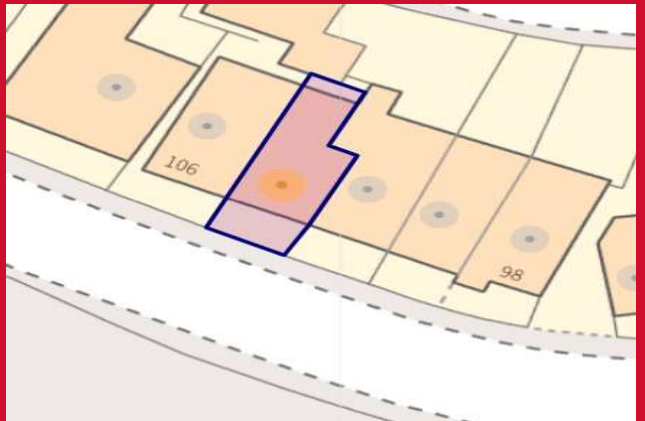
**BATHROOM/W.C.** 3 piece bathroom suite with shower over the bath.

**OUTSIDE** Small front garden.

**TENURE** Freehold

**COUNCIL TAX BAND** A - 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+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

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