



## 2 Stead Road, East Bierley, Bradford, BD4 6QX

**CORNER PLOT:** Do not miss this is impressive and immaculately presented Semi Detached. Situated in this popular location. The house has been much improved in recent years and now provides 3 Bedrooms with a super modern fitted kitchen. In addition the us a converted loft, that is fully decorated and carpeted. Currently used as an occasional bedroom and office. To the outside, good sized corner plot with gardens to 3 sides and ample parking for up to 5 cars. Offers vast potential to extend (subject to the relevant planning permission).

**Asking Price £220,000**

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### FRONT PORCH

### HALLWAY

**LOUNGE 15'1" x 9'8" max (4.6m x 2.95m max)**

### **BREAKFAST KITCHEN 16'9" x 10'7" (5.1m x 3.23m)**

Impressive modern Kitchen with a well equipped range of base and wall units, worktops and sink unit. Central island/breakfast bar. Built in oven and hob. uPVC French doors to garden.

**LANDING** Pull down ladders to loft.

**BEDROOM 1 11'6" x 11' (3.5m x 3.35m)**

**BEDROOM 2 10'8" x 9'2" (3.25m x 2.8m)**

**BEDROOM 3 7'3" x 6'7" (2.2m x 2m)**

**BATHROOM/W.C.** 3 piece white bathroom suite with shower over the bath and shower screen. Tiled walls. Heated towel rail.

### **LOFT 16'10" (5.13) x 14' (4.27).0' (0) approx`**

Converted loft room with access provided by the drop down ladder. The loft room has much potential and could be used as an occasional 4th bedroom or study. With Velux window and radiator.

**OUTSIDE** The property is situated on a generous corner plot providing gardens to three sides and parking for up to 5 cars. The rear garden has the additional benefit of a large timber decking area with access to the single garage, via Thorventon Drive.

**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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](#)
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