






42 Broughton Avenue, Bierley, Bradford, BD4 6AH

****NO CHAIN ****

Well presented Semi Detached that would make an ideal buy for young families. Located in this popular area and situated across the road to Newhall Park Primary School. Provides 3 Bedrooms and is close to Asda Supermarket, Rooley Lane and M606/M62. Must be viewed to appreciate.

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

Asking Price £170,000

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ENTRANCE HALL

LOUNGE 14'2" x 13'2" Max (4.32m x 4.01m Max)

Fireplace with a wood burning fire.

KITCHEN 16' x 7'7" (4.88m x 2.3m)

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

LANDING

BEDROOM 1 10'9" x 10'1" Max (3.28m x 3.07m Max)

BEDROOM 2 10'9" (3.28) x 7'7" (2.3) + wardrobes

Fitted wardrobes

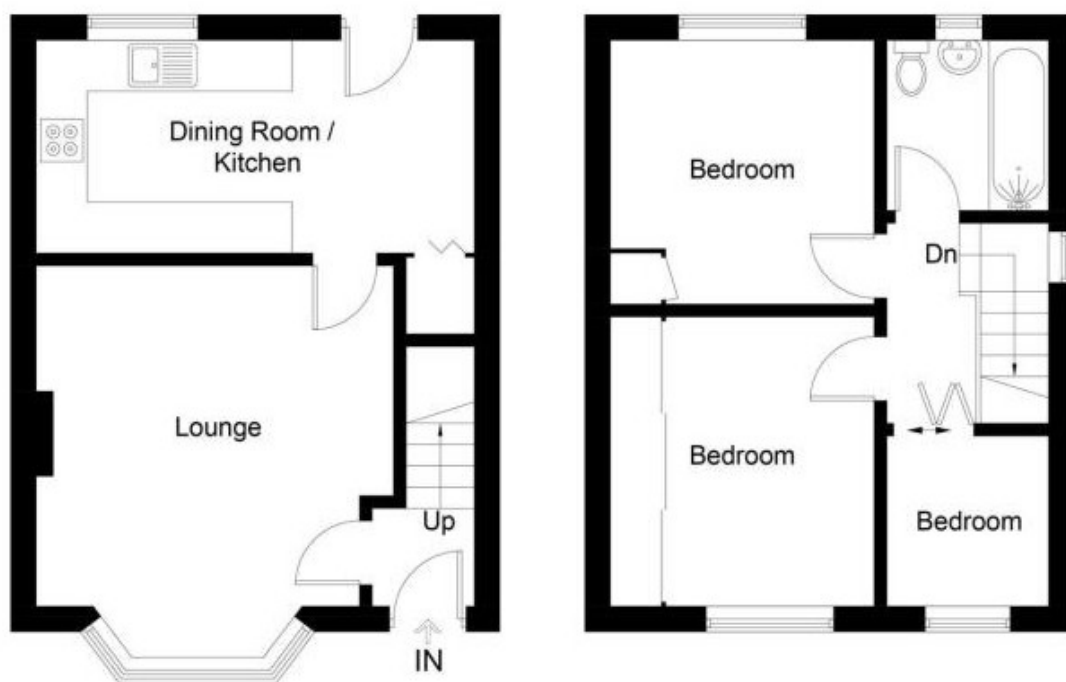
BEDROOM 3 6'5" x 6'2" (1.96m x 1.88m)

BATHROOM 3 piece white bathroom suite. Tiled walls and floor.

OUTSIDE Garden and driveway/parking to the front. Pleasant good sized garden at the back.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		