



## 5 Wrigley Avenue, Bierley, Bradford, BD4 6BB

NO CHAIN: Do not miss out on this impressive EXTENDED END 3 BEDROOMED END TOWN HOUSE. Having been MUCH IMPROVED by the present sellers with EXTENDED BEDROOM 3 and 17 FOOT INTEGRAL GARAGE and GROUND FLOOR SHOWER ROOM/WC. Offers further potential to convert the garage to provide a 4th bedroom or extra living room (subject to the relevant building regulations). With lovely gardens and good parking.

The accommodation comprises: Entrance Hall, Shower Room/WC, Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £180,000**

**T** 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 5 Wrigley Avenue, Bierley, Bradford, BD4 6BB

## **ENTRANCE HALL**

**SHOWER ROOM/W.C.** Ground floor shower room with corner shower cubicle. Vanity sink unit, tiled walls and heated towel rail.

## **LOUNGE 14'7" x 12'5" (4.45m x 3.78m)**

Archway to kitchen and access to integral garage.

## **DINING KITCHEN 15'2" x 7'8" (4.62m x 2.34m)**

Impressive modern kitchen, with well equipped range of high gloss units. Built in oven and hob. uPVC French doors to the garden.

## **BEDROOM 1 12'1" x 8'4" max (3.68m x 2.54m max)**

## **BEDROOM 2 11' x 7'3" (3.35m x 2.2m)**

## **BEDROOM 3 15'6" x 7'3" (4.72m x 2.2m)**

**BATHROOM** White bathroom suite with half tiled walls

## **INTEGRAL GARAGE 17'3" (5.26) x 9'4" (2.84) (approx)**

Good sized 17 foot garage. Offers potential to convert to create an additional living room or bedroom (subject to the relevant building regulations)

**EXTERIOR** Lovely enclosed and well stocked garden, with patio terrace.

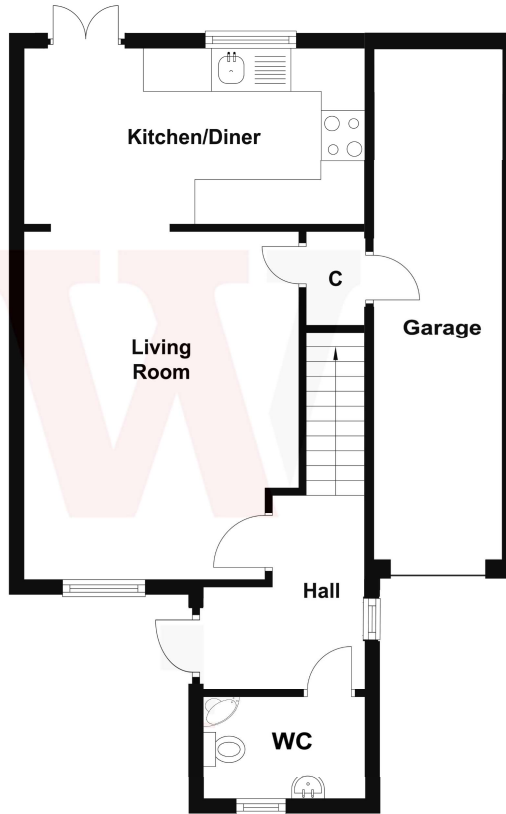
**COUNCIL TAX BAND** B - Bradford Council

**TENURE** Freehold

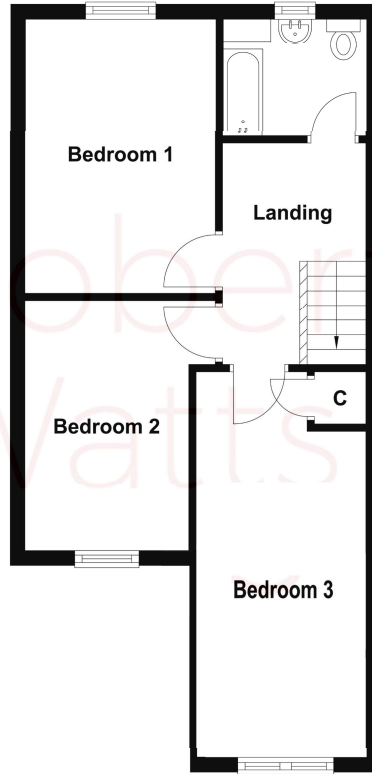
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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 
 @robertwatts\_

arla | propertymark    naea | propertymark