






## 12 Hopton Avenue, Bierley, Bradford, BD4 6JL

NO CHAIN: SEMI DETACHED having a corner plot, offering potential for side extension (subject to the relevant planning permission). Provides 3 BEDROOMS and situated in a cul de sac position, the property forms part of this ever popular site and is situated on the fringe of the development. Early viewing is strongly recommended to avoid disappointment.

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

**Offers Over £150,000**

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## HALLWAY

## DOWNSTAIRS W/C

## LOUNGE 14'11" x 11' (4.55m x 3.35m)

Cupboard under the stairs

## KITCHEN 15' x 7'9" (4.57m x 2.36m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven, hob and extractor fan.

## LANDING

## BEDROOM 1 11' x 8' (3.35m x 2.44m)

## BEDROOM 2 11'7" x 7' (3.53m x 2.13m)

## BEDROOM 3 7'9" x 7'5" (2.36m x 2.26m)

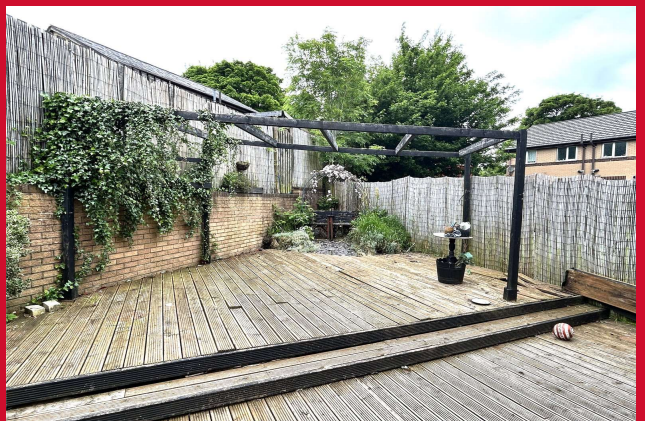
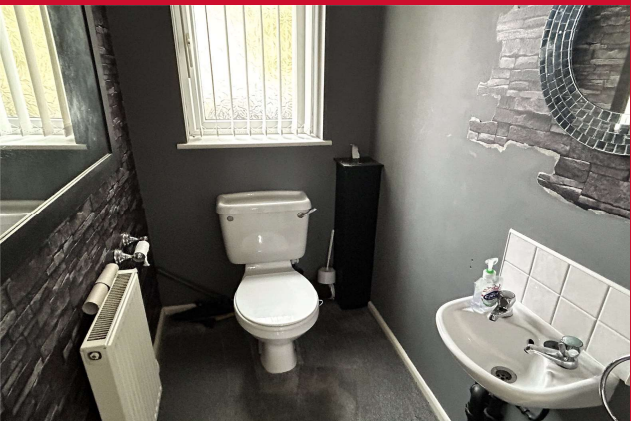
**BATHROOM AND W/C** 3 Piece white bathroom suite.

**OUTSIDE** Garage/Driveway to the side. Garden to the rear.

**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.





Please note this floor plan is not to scale and should not be relied on as a basis to view this property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</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	

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