






## 16 Bierley View, Bierley, Bradford, BD4 6HP

Well presented Semi Detached that we feel would make a perfect home for first time buyers. The house has been much improved in recent years by the present sellers and provides 3 bedrooms, with lovely modern fitted kitchen and bathroom. Outside is a good sized rear garden. Must be viewed.

**Asking Price £135,000**

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## **ENTRANCE HALL**

### **LOUNGE 19' x 11'3" MAX (5.8m x 3.43m MAX)**

Feature media wall with electric display fire.

### **KITCHEN DINER 17'9" x 7'4" (5.4m x 2.24m)**

Well-equipped modern kitchen with a range of high gloss wall and base units, worktops and sink unit. Built in oven, hob and microwave. Useful pantry.

**LANDING** Access to part boarded loft.

### **BEDROOM 1 11'4" x 11'1" (3.45m x 3.38m)**

### **BEDROOM 2 10'3" x 9'1" (3.12m x 2.77m)**

### **BEDROOM 3 8'2" x 8'1" (2.5m x 2.46m)**

**BATHROOM** Lovely modern white bathroom suite. Oval bath and separate corner shower cubicle.

**OUTSIDE** Good sized plot, with garden at the front. Lovely, larger than average garden at the back.

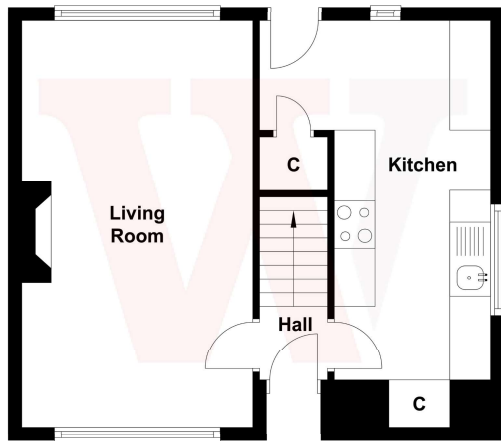
**COUNCIL TAX** Band A - Bradford

**TENURE** Freehold

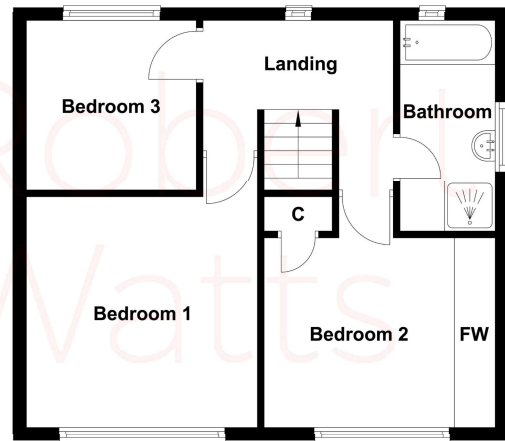
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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