



## **15 Hyne Avenue, Bierley, Bradford, BD4 6BL**

Well appointed SEMI DETACHED, perfect for a growing family or professionals seeking a lovely home. Boasting 3 Bedrooms, this property exudes a comfortable and homely feel throughout.

The modern features of this house include a well-maintained garden, ideal for relaxing or hosting outdoor gatherings. With off-street parking and a garage, convenience is at your doorstep.

Situated in a sought-after neighbourhood, this property offers easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

**Asking Price £190,000**

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# 15 Hyne Avenue, Bierley, Bradford, BD4 6BL

## **ENTRANCE HALL**

## **DOWNSTAIRS WC**

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

Leading to Kitchen.

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

Well equipped kitchen with a range of wall and base units, sink unit and worktops. Breakfast bar with free standing cooker. Leading to conservatory.

**CONSERVATORY** Backing onto the garden, ideal 2nd living room.

**LANDING** Access to loft with loft ladder.

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

Fitted wardrobes

## **BEDROOM 2 11' x 7' (3.35m x 2.13m)**

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

**SHOWER ROOM/WC** Modern suite with a corner shower cubicle. Fitted vanity sink unit.

**OUTSIDE** Paved front garden. Driveway leading to the garage. To the back, pleasant low maintenance garden with gazebo.

**TENURE** Freehold

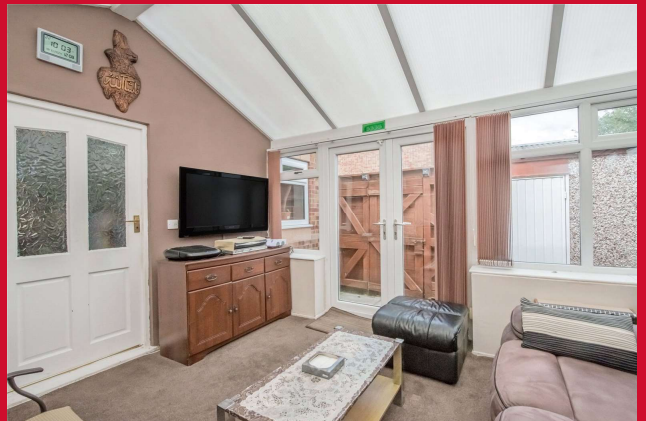
**COUNCIL TAX** Band B - Bradford

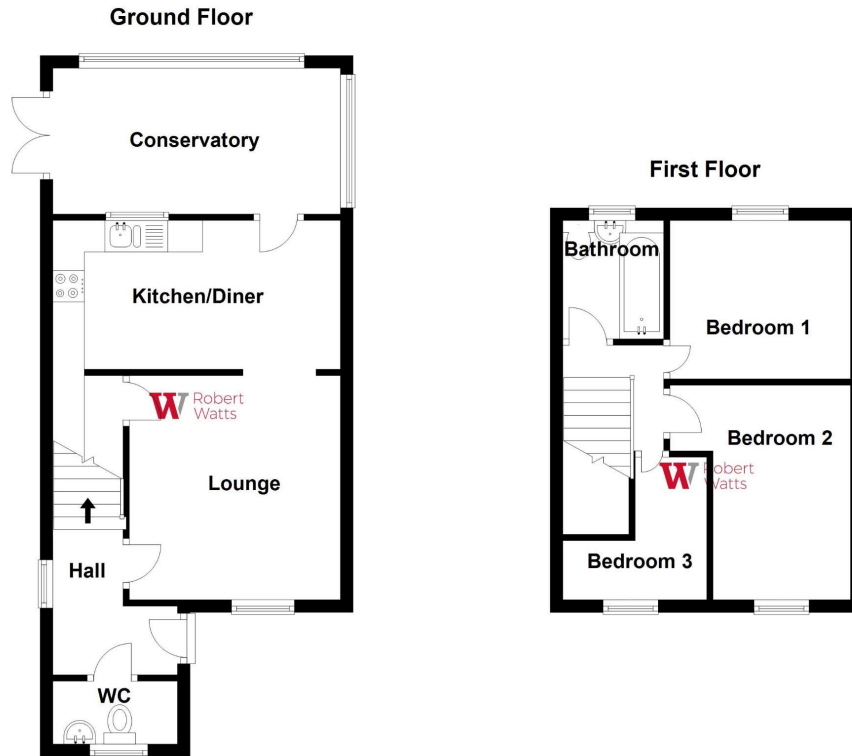
## **SOLAR PANELS**

Please note the property has the benefit of solar panelling. This is leased by A Shade Green and was installed approx` 10 years ago.

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.

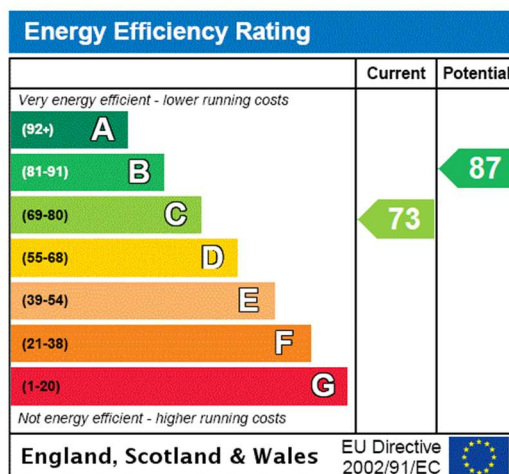






Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

3 Warton Avenue



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