



## 2 Gleneagles Close, Bierley, Bradford, BD4 6FB

Welcome to this well presented MODERN DETACHED, boasting 4 bedrooms and a range of attractive features. Step inside this homely property and discover a spacious layout, perfect for family living. The property is conveniently located, providing easy access to local amenities and transport links, with M606/M62 only minutes away.

Enjoy the lovely enclosed garden, ideal for outdoor entertaining and relaxation. With off-street parking and a garage. The interior of the property is modern and tastefully decorated, creating a welcoming and comfortable atmosphere throughout.

**Asking Price £255,000**

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**ENTRANCE HALL** Storage cupboard

**DOWNSTAIRS WC**

**LOUNGE 14'8" x 10'6" (4.47m x 3.2m)**

Sliding patio doors to garden

**DINING ROOM 11'11" x 8'7" (3.63m x 2.62m)**

**UTILITY ROOM 6'5" x 4'8" (1.96m x 1.42m)**

Matching units

**KITCHEN 11'5" x 8'2" (3.48m x 2.5m)**

Lovely fitted kitchen, well equipped with a range of base and wall units, worktops and sink unit and breakfast bar, built in oven, microwave and hob.

**MASTER BEDROOM 11'3" x 9'8" (3.43m x 2.95m)**

Leading to En Suite

**EN SUITE** Corner shower cubicle, storage cupboard and heated towel rail

**BEDROOM 2 9'1" x 9' (2.77m x 2.74m)**

Built in wardrobes

**BEDROOM 3 9'6" x 7'7" (2.9m x 2.3m)**

Access to loft

**BEDROOM 4 8'8" x 6'5" (2.64m x 1.96m)**

**BATHROOM** Three piece white bathroom suite

**EXTERIOR** Cul de sac position, driveway and garage to front. At the back, lovely low maintenance garden to rear, with decking and paved patio

**COUNCIL TAX** D - Bradford

**TENURE** Freehold

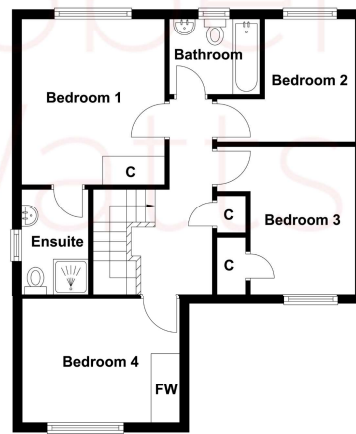
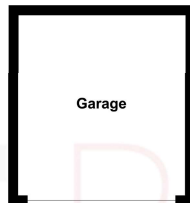
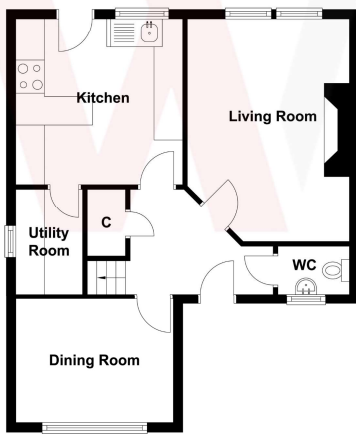
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Garage

First Floor



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