






95 Ferrand Avenue, Bierley, Bradford, BD4 6LA

Well presented Semi Detached that is situated in this ever popular location, within walking distance to St Johns Primary School. The house provides 3 Bedrooms, making this an ideal family home. Outside, lovely child friendly, low maintenance garden.

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

Asking Price £140,000

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ENTRANCE HALL

LOUNGE 12'9" x 12'6" max (3.89m x 3.8m max)

DINING ROOM 10'2" x 8'8" (3.1m x 2.64m)

uPVC French doors to garden. Useful serving hatch to the kitchen.

KITCHEN 10' (3.05) x 9'6" (2.9) With serving hatch to Dining Room

Well equipped kitchen with a range of wall and base units, worktops and sink unit

SIDE ENTRANCE TO UTILITY ROOM Understairs storage room.

BEDROOM1 11'4" x 11'2" max (3.45m x 3.4m max)

BEDROOM 2 11'7" x 11'2" max (3.53m x 3.4m max)

Built in cupboard

BEDROOM 3 8' x 8'2" max (2.44m x 2.5m max)

BATHROOM White bathroom suite with separate shower cubicle and part tiled walls

EXTERIOR Garden at the front. At the back, lovely children friendly, low maintenance garden.

COUNCIL TAX Bradford Council

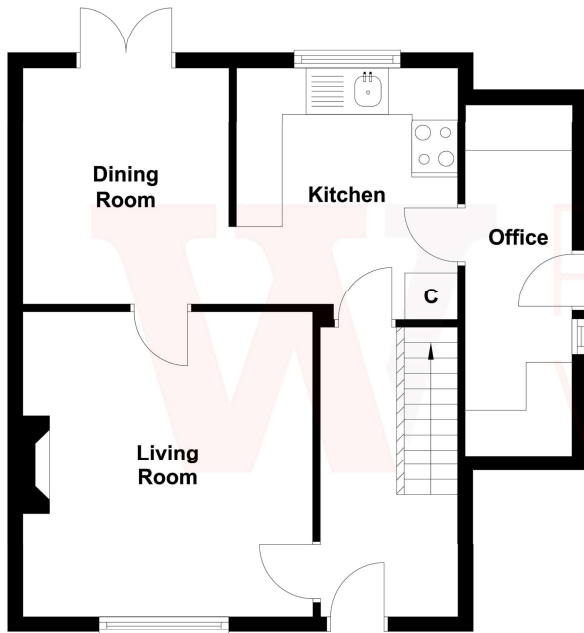
Band A

TENURE Freehold

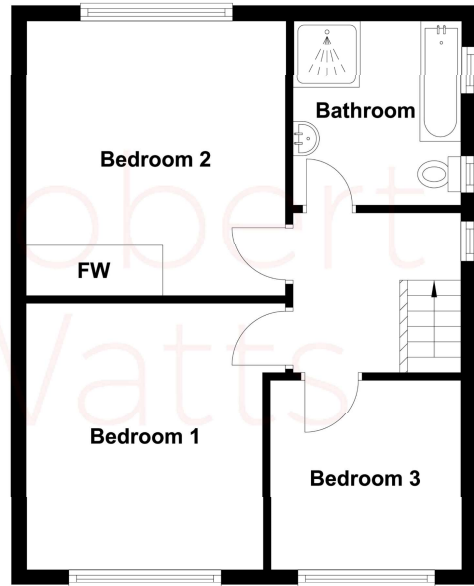
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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