



## 12 Grange Avenue, East Bierley, Bradford, BD4 6NX

NO CHAIN: Good sized EXTENDED DETACHED, that has been extended and altered in recent years to provide a family sized home. With 3 BEDROOMS, 2 to the ground floor. Situated in this popular location of the fringe of East Bierley Village and occupying a cul de sac position. To the outside, lovely, larger than average garden. NOT TO BE MISSED.

Asking Price £230,000

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# 12 Grange Avenue, East Bierley, Bradford, BD4 6NX

## **ENTRANCE HALL**

**LOUNGE** Feature fireplace with electric fire

**KITCHEN** Well equipped kitchen with a range of wall and base units, worktops and sink unit. Leading to the conservatory.

## **CONSERVATORY**

**UTILITY ROOM** Stairs to 1st floor

**BEDROOM 2** Ground floor

**BEDROOM 3** Ground floor

## **FIRST FLOOR**

**BATHROOM** White bathroom suite

**BEDROOM 1** 1st Floor

**SHOWER ROOM** Shower Room on 1st Floor

**EXTERIOR** Occupies a position at the top of the cul de sac, with garden and drive + garage. At the back, pleasant enclosed garden with additional garage (limited vehicular access).

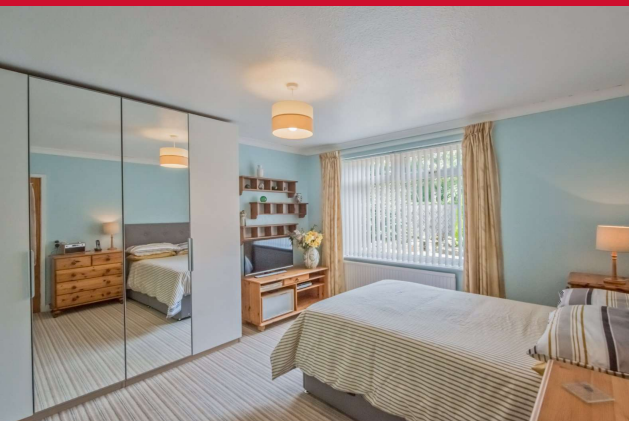
**COUNCIL TAX BAND** C - Kirklees

**TENURE** Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

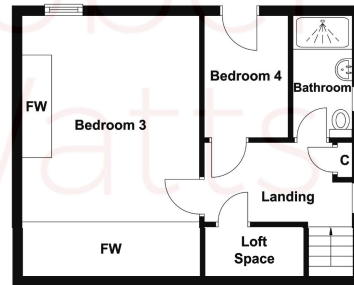
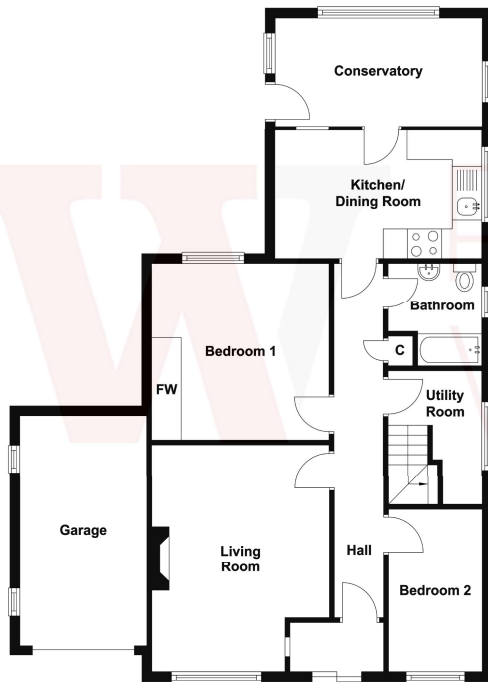
Your home may be repossessed if you do not keep up repayments on your mortgage.

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>		<b>82</b>
(69-80) <b>C</b>	<b>70</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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