



18 Bell House Avenue, Bierley, Bradford, BD4 6JW

NO CHAIN: Well appointed Semi Detached, which we feel is likely to favour first time buyers. Part of this ever popular development and situated in a cul de sac. Providing 3 BEDROOMS. Early viewing is strongly recommended to avoid disappointment.

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

Asking Price £160,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

arla | propertymark naea | propertymark

18 Bell House Avenue, Bierley, Bradford, BD4 6JW

ENTRANCE HALL

DOWNSTAIRS WC

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

Cupboard under the stairs

DINING KITCHEN 15' x 7'9" (4.57m x 2.36m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven, hob and extractor fan

LANDING

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

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

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

BATHROOM Three piece white bathroom suite

EXTERIOR Garden and driveway to the front. Garden to the rear

TENURE Freehold

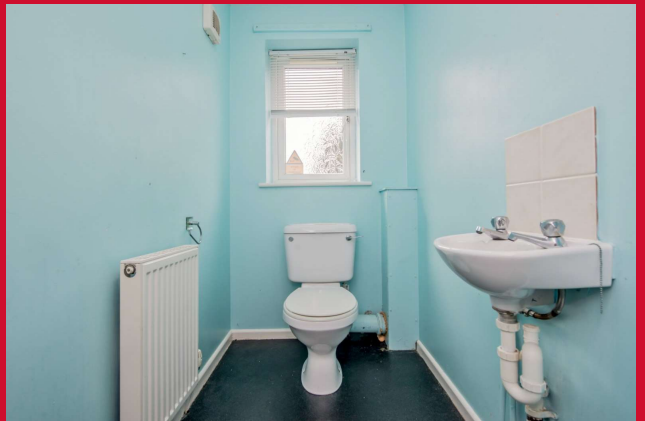
COUNCIL TAX BAND Bradford Council

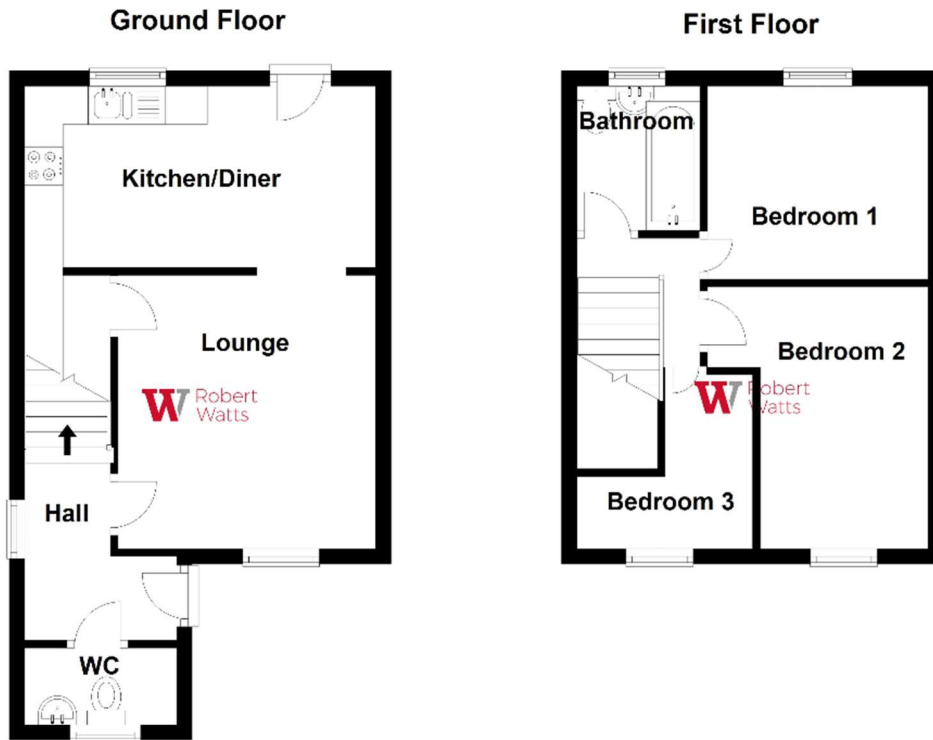
Band B

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.





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(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	

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

arla | [propertymark](#) naea | [propertymark](#)