



101 Burnham Ave, Bierley, Bradford, BD4 6JE

NO CHAIN: Well presented Semi Detached that we feel would make an ideal family home. The house provides 3 Bedrooms, together with a lovely rear garden and parking. Situated in this popular area, within walking distance to St. Johns Primary School

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

Asking Price £145,000

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LOUNGE 18' x 13' max (5.49m x 3.96m max)

Including open staircase and feature electric fire

DINING ROOM Double doors to kitchen

UTILITY ROOM Side entrance hall

KITCHEN 19' x 10' (5.8m x 3.05m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Upvc door to garden

BEDROOM 1 12' x 11' (3.66m x 3.35m)

Built in wardrobes

BEDROOM 2 11' x 8'3" (3.35m x 2.51m)

Fitted wardrobes

BEDROOM 3 8' x 8' (2.44m x 2.44m)

BATHROOM Lovely modern bathroom suite with shower over bath with w/c and vanity sink

OUTSIDE Set back from Burnham Avenue, with parking to the side. Pleasant, good sized garden at the back.

COUNCIL TAX Bradford - Band A

TENURE Freehold

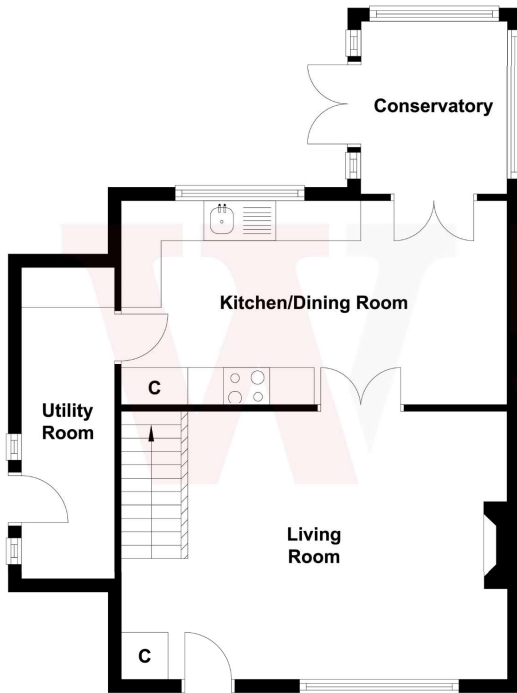
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

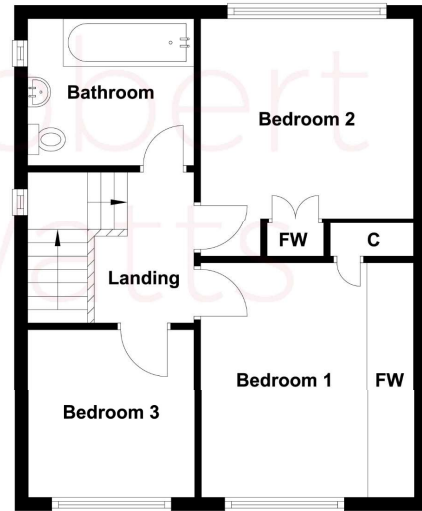
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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