



19 Hyne Avenue, Bierley, Bradford, West Yorkshire, BD4 6BL

NO CHAIN: Well appointed Semi Detached that forms part of this ever popular development. Would make an ideal buy for first time buyers and provides 2 Bedrooms, along with gardens and driveway/parking.

The accommodation comprises: Entrance Hall, WC, Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £145,000

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ENTRANCE HALL

DOWNSTAIR UTILITY ROOM Plumbed for washing machine or can be easily be made back to a downstairs WC

LOUNGE 15' x 10'7" (4.57m x 3.23m)

Useful understair storage cupboard

KITCHEN DINER 13'4" x 8' (4.06m x 2.44m)

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

LANDING

DOUBLE BEDROOM 1 11' x 10'6" (3.35m x 3.2m)

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

BATHROOM

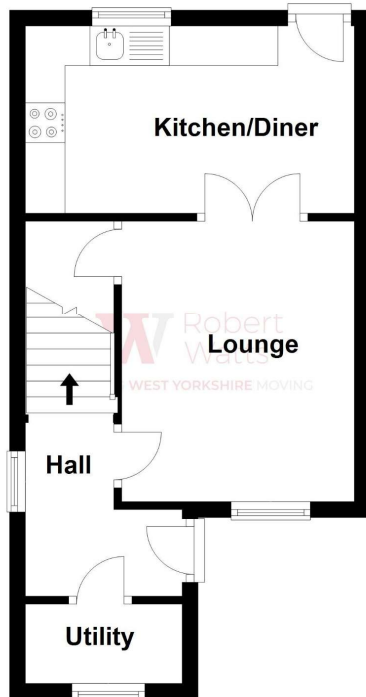
OUTSIDE Garden to the front and rear. Drive at the side.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

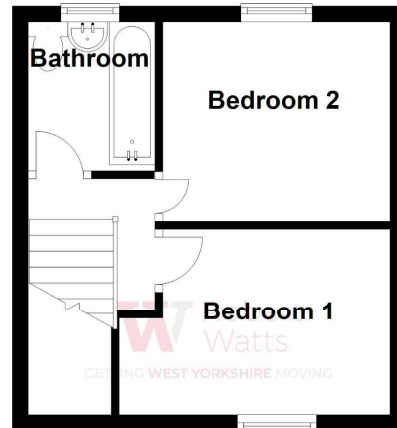
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		