



84 Toftshaw Lane, East Bierley, Bradford, BD4 6QS

Do not miss out on this really well presented Terrace house, that we feel would make an ideal buy for first time buyers. Much improved in recent years, the 2 bedroomed property is located on the fringe of East Bierley Village and offers an easy commute into both Bradford and Leeds.

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

Asking Price £115,000

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ENTRANCE HALL

LOUNGE 16' x 14' max (4.88m x 4.27m max)

Featured fireplace with gas fire. Access to;-

CELLAR

DINING KITCHEN 12' x 7'1" (3.66m x 2.16m)

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

GROUND FLOOR BATHROOM 3 piece white bathroom suite with shower over the bath.

LANDING

BEDROOM 1 13' x 9' (3.96m x 2.74m)

Fitted wardrobes and storage cupboard to 2 walls.

BEDROOM 2 11' x 6'10" (3.35m x 2.08m)

OUTSIDE Small fore garden

COUNCIL TAX BAND A - Bradford

TENURE Freehold

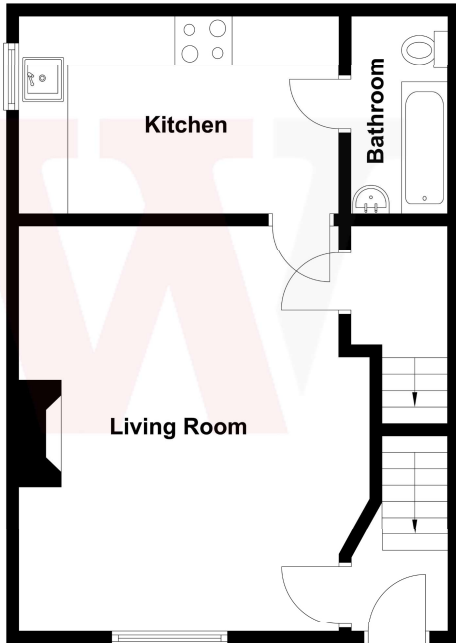
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

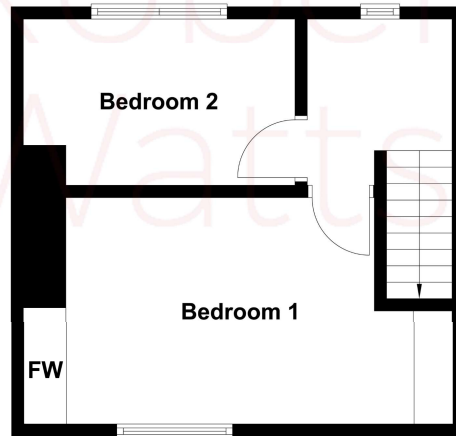
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		78
(55-68) D	59	
(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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