



48 Verity Street, East Bierley, Bradford, West Yorkshire, BD4 6PN
Asking Price: £495,000

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Bradford, West Yorkshire, BD4 6PN

STUNNING VIEWS: Rare opportunity has arisen to purchase this **DETACHED BUNGALOW**, that occupies a generous plot position with **STUNNING VIEWS OVERLOOKING GOLF COURSE**. The property is located in this highly desirable village location, with walking distance to the golf course, cricket club, pub and village green. Provides 3/4 **BEDROOMS** and is in need of updating in keeping with today's modern standards. **NOT TO BE MISSED.**



Hallway

Lounge 22' x 10' max (6.7m x 3.05m max)

Good sized room, with open staircase to 1st Floor.

Conservatory 13' x 9' (3.96m x 2.74m)

Lovely room that takes advantage of the super views overlooking garden at Golf Course, Upvc french doors to garden.

Kitchen 10' x 8' (3.05m x 2.44m)

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

Dining Room 12' x 8'7" (3.66m x 2.62m)

Bedroom 1 12'10" x 10' (3.9m x 3.05m)

Ground floor bedroom. Fitted wardrobes.

Bedroom 2 10' x 8'11" (3.05m x 2.72m)

Ground floor bedroom.

Bathroom Three piece bathroom suite with tiled walls and flooring.







First Floor

Landing Overall 1st floor area, with storage cupboard and WC.

Bedroom 3 11' x 10' (3.35m x 3.05m)
Velux roof light

Bedroom 4 8'10" x 8' (2.7m x 2.44m)
Twin velux roof light. Storage cupboard.

Study Area Useful study area on the landing

Outside Set away from Verity Street, with sweeping access/driveway, allowing for ample parking. Detached double garage. Lively lawned garden at the front, taking advantage of the stunning views. Pleasant garden at the back.

Council Tax Band Kirklees Council Tax Band - F

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.

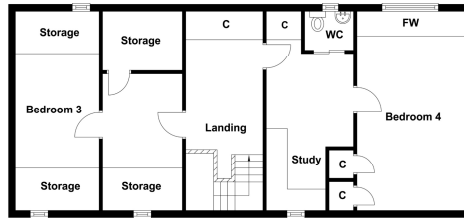
Your home may be repossessed if you do not keep up repayments on your mortgage.

IMPORTANT NOTICE

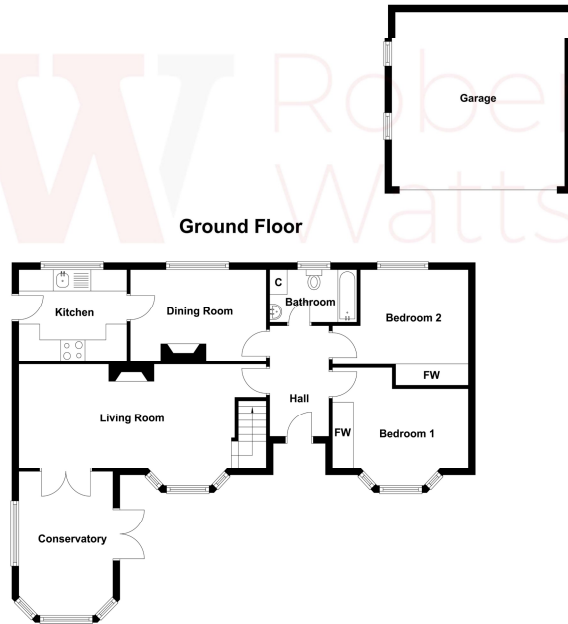
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



First Floor



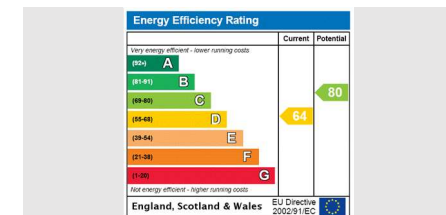
Ground Floor



AGENTS NOTES:

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.



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