



78 Ferrand Avenue, Bierley, Bradford, BD4 6LA

CORNER PLOT: 3 Bedroomed that occupies a corner plot and so offers huge potential to extend (subject to the relevant planning consents). The house is in need of some updating/works, but we feel this is reflected in the asking price.

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

Asking Price £130,000

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ENTRANCE HALL Entrance Hall

LOUNGE 13' x 12' (3.96m x 3.66m)

DINING ROOM 9'11" x 9' (3.02m x 2.74m)

KITCHEN 10' x 8'9" (3.05m x 2.67m)

Modern range of wall and base units with worktops and sink unit

BEDROOM 1 11' x 10' (3.35m x 3.05m)

Built in wardrobes

BEDROOM 2 10' x 10' (3.05m x 3.05m)

Built in wardrobes

BEDROOM 3 8' x 0'8"0' (2.44m x 0.2m0m)

BATHROOM Three piece white bathroom suite

OUTSIDE Occupies a corner plot and so offers huge potential to extend (subject to the relevant planning consents) Gardens to 3 sides.

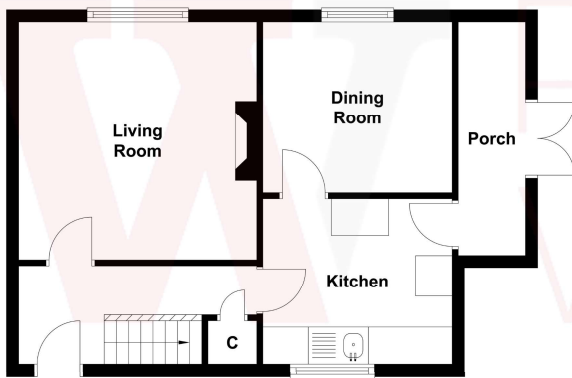
COUNCIL TAX Bradford - Band A

TENURE Freehold

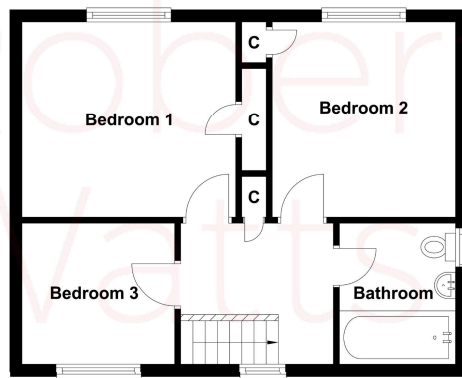
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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