



3 South Way, East Bierley, Bradford, West Yorkshire, BD4 6PS

CASH BUYERS ONLY - An exciting opportunity with endless potential.

Situated a quiet cul-de-sac within the highly sought after village of East Bierley, this 4 bedroom detached house offers a rare chance to create a bespoke family home. Requiring full modernisation and updating throughout, the property features generously proportioned living space, an en-suite master bedroom and an integral garage.

This is a prime canvas and we feel it has been sensibly priced to reflect the work required.

The accommodation comprises: Hallway, WC, Lounge, Dining Kitchen, 4 Bedrooms, En Suite & House Bathroom.

Asking Price £240,000



01274 689589



birkenshaw@robertwatts.co.uk



robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE



RWEstateAgents



@robertwatts_

arla | propertymark naea | propertymark

3 South Way, East Bierley, Bradford, West Yorkshire, BD4 6PS

HALLWAY Understairs storage cupboard.

DOWNSTAIRS W.C.

LOUNGE/DINING ROOM 23'7" x 12' (7.2m x 3.66m)

DINING KITCHEN 17' x 12'1" (5.18m x 3.68m)

Selection of base and wall kitchen units, worktops and sink unit. Access to Integral Garage.

LANDING

MASTER BEDROOM 12'5" x 11'7" (3.78m x 3.53m)

EN-SUITE SHOWER ROOM White suite.

BEDROOM 2 13'2" x 9'5" (4.01m x 2.87m)

BEDROOM 3 11' x 9'5" max (3.35m x 2.87m max)

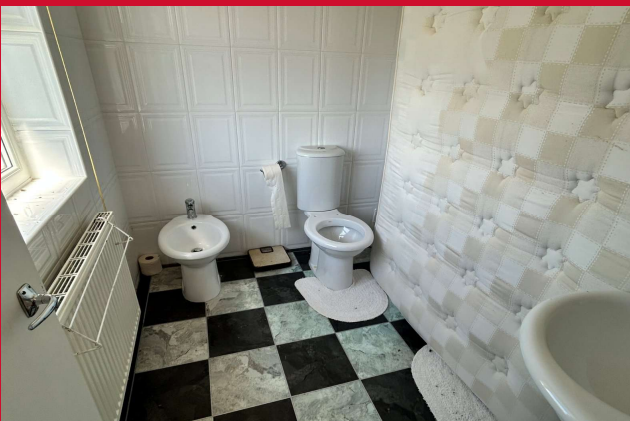
BEDROOM 4 11'7" x 11'7" (3.53m x 3.53m)

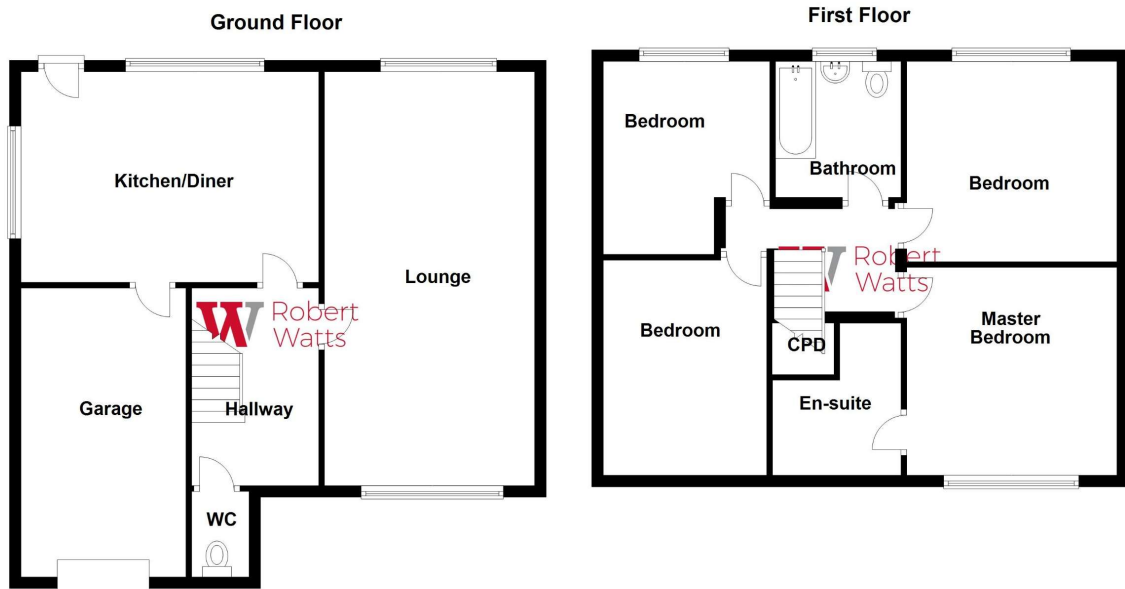
BATHROOM/W.C. 3 piece bathroom suite.

OUTSIDE Cul de sac position, with garden to front. Driveway, leading to integral garage. Garden to the back

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 Creadas 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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

3 South Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	69 C
39-54	E		
21-38	F		
1-20	G		

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark