



8 Meadowcroft Rise, Bierley, Bradford, BD4 6EP

NO CHAIN: Well presented DETACHED forming part of this ever popular small cul de sac development. Provides 3 BEDROOMS + EN SUITE, together with ENCLOSED REAR GARDEN and GARAGE. The house is available with no chain and vacant possession.

The accommodation comprises: Lounge, Kitchen, Dining Room, Conservatory, 3 Bedrooms, En Suite shower & Family Bathroom.

Asking Price £210,000

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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 14' x 13' (4.27m x 3.96m)

Archway to:-

DINING ROOM 8' x 7' (2.44m x 2.13m)

Access to:-

CONSERVATORY

KITCHEN 8' x 8' (2.44m x 2.44m)

Range of kitchen units, worktops and sink unit. Built in oven and hob. Useful storage cupboard.

LANDING

MASTER BEDROOM 12' x 9' (3.66m x 2.74m)

EN-SUITE SHOWER ROOM/W.C

BEDROOM 2 9' (2.74) x 8' (2.44) average

BEDROOM 3 6'11" x 6' (2.1m x 1.83m)

BATHROOM/W.C 3 piece bathroom suite.

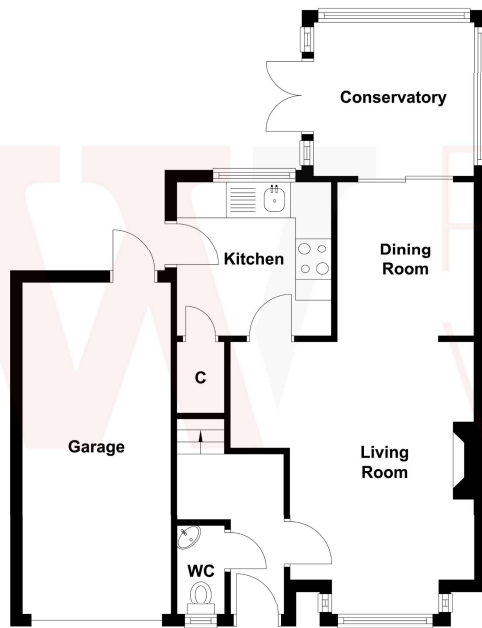
OUTSIDE Small garden to the front. Driveway and GARAGE. Pleasant garden to the rear.

NB The Seller of this property is currently waiting to receive Grant of Probate, the sale can proceed, but legal completion cannot take place until Solicitors have received the Grant of Probate.

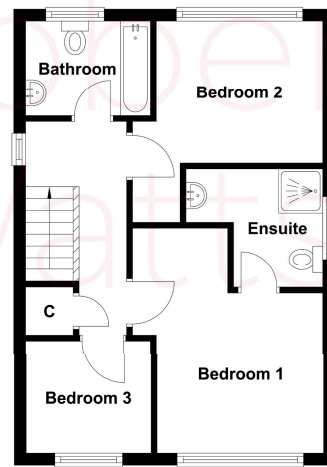
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		