



24 Meadowcroft Rise, Bierley, Bradford, West Yorkshire, BD4 6EP

NO CHAIN: Well presented DETACHED forming part of this ever popular small cul de sac development. The house has been decorated and carpeted throughout and provides 3 BEDROOMS + EN SUITE. To the outside ENCLOSED REAR GARDEN and GARAGE. The house is available with no chain and vacant possession. Easy access to commuter routes and minutes to M606/M62.

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

Asking Price £215,000

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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 15' x 13' (4.57m x 3.96m)

Feature fireplace with gas fire.

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

uPVC French doors leading to the decking terrace.

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

Well equipped kitchen including a range of base and wall units, worktops and sink unit. Built in oven and hob. Integrated fridge and dishwasher. Understairs storage cupboard.

LANDING

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

EN-SUITE SHOWER ROOM/W.C Corner shower cubicle. Tiled walls. Heated towel rail.

BEDROOM 2 9' (2.74) x 8' (2.44) + recess

BEDROOM 3 7' x 6' (2.13m x 1.83m)

Access to LOFT via ladder.

BATHROOM/W.C. 3 piece white bathroom suite with shower over the bath. Tiled walls. Heated towel rail.

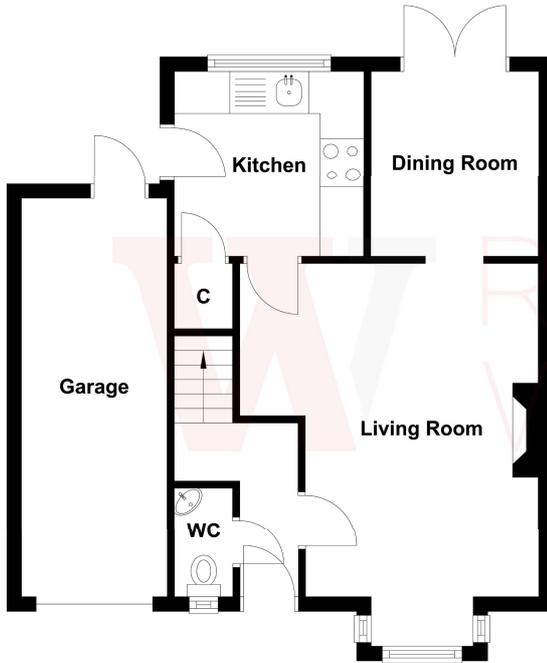
OUTSIDE Cul-de-sac position. Garden at the front with driveway and ATTACHED GARAGE. Pleasant garden at the back with decking terrace.

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 Credas who charge a fee for this service.

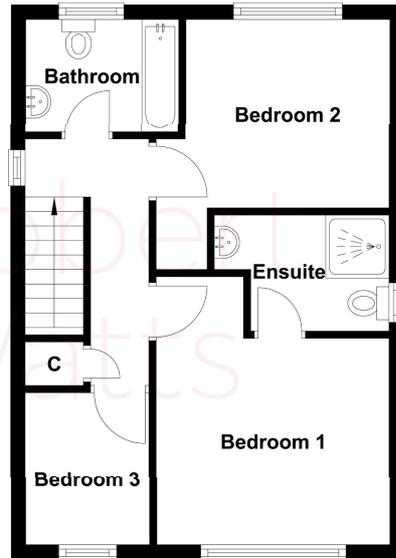
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		