



23 Bierley Hall Grove, Bierley, Bradford, West Yorkshire, BD4 6DH

DO NOT MISS THIS: Immaculately presented Semi Detached Bungalow that provides 2 Bedrooms + Loft Room. Situated in this ever popular cul de sac location, the bungalow has been well cared for by the present owner and has a beautiful well stocked back garden with decking terrace. A detailed viewing is essential.

The accommodation comprises: Hall, Lounge, Kitchen, 2 Bedrooms , Shower Room & Loft Room.

Asking Price £195,000



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SIDE ENTRANCE PORCH

HALLWAY

LOUNGE 14' x 11' (4.27m x 3.35m)

Attractive fireplace with gas fire.

KITCHEN 11' x 10' (3.35m x 3.05m)

Lovely duel aspect kitchen, with a good range of base and wall units, worktops and sink unit. Tiled floor.

LANDING

BEDROOM 1 12' x 10' Max (3.66m x 3.05m Max)

Fitted wardrobes

BEDROOM 2 8' x 7' (2.44m x 2.13m)

Currently used as a dining room, with uPVC sliding doors leading out to the decking terrace.

LOFT ROOM 20' x 12' (6.1m x 3.66m)

Good sized loft conversion that would suit a variety of uses, but we cannot class as a bedroom as there are no building regulations. 2 Velux roof lights.

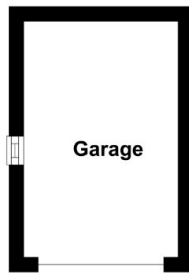
SHOWER ROOM/ WC Modern white suite with a corner shower cubicle. Vanity sink unit. Heated towel rail.

OUTSIDE Occupies a cul de sac location with garden at the front, with driveway leading to the garage, At the back, there is a beautiful, well cared for private garden that includes decking terrace. A real treat!

AML 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.

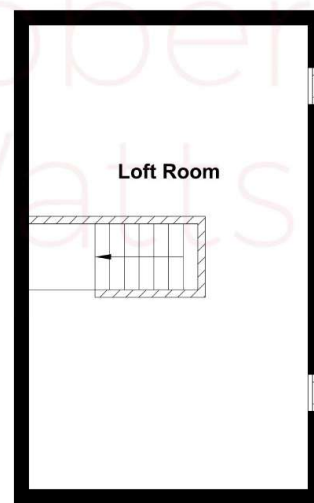
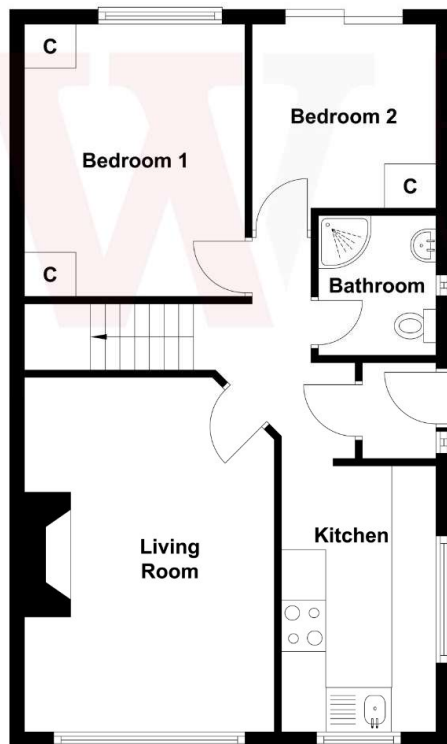
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		