



8 Hopton Avenue, Bierley, Bradford, BD4 6JL

NO CHAIN: SEMI DETACHED providing 3 BEDROOMS. Forms part of this ever popular site and is situated on the fringe of the development. Early viewing is strongly recommended to avoid disappointment.

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

Asking Price £155,000

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HALLWAY

DOWNSTAIRS WC

LOUNGE 14'11" x 11' (4.55m x 3.35m)

Cupboard under the stairs

KITCHEN 15' x 7'9" (4.57m x 2.36m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven, hob and extractor fan.

LANDING

BEDROOM 1 11' x 8' (3.35m x 2.44m)

BEDROOM 2 11'7" x 7' (3.53m x 2.13m)

BEDROOM 3 7'9" x 7'5" (2.36m x 2.26m)

BATHROOM AND W/C 3 piece white bathroom suite

OUTSIDE Garage and driveway to the side. Garden to the rear.

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.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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