



1-2 Spen View Lane, Bierley, Bradford, West Yorkshire, BD4 6DQ

IMPRESSIVE PERIOD STYLE DETACHED WITH DOUBLE GARAGE.

NO CHAIN: Delightful Double Fronted and Extended Detached, dating back to approximately 1827 and originally 2 houses. The property has been greatly improved and enhanced by the present sellers to provide a superior family home. With 3 Bedrooms, Master En Suite and 3 Reception Rooms. In addition the property is sold with a Detached Double Garage, together with attached Workshop/Gym and ample parking, making it ideal for local trades. Alternatively it could be changed and adapted to create a self contained Detached Annex/Granny Flat (subject to p/p).

Ideally located close to all major commuter networks, within minutes of M606/M62, J26. Not to be missed.

Offers in excess of £335,000

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ENTRANCE PORCH/UTILITY ROOM 9' x 8' (2.74m x 2.44m)

Tiled flooring

LIVING ROOM 15'1" (4.6) x 14' (4.27) max into staircase

Fireplace built into the chimney breast with a multi fuel fire.

DINING ROOM/FAMILY ROOM 11' x 11' (3.35m x 3.35m)

Lovely room with bi fold doors leading to the garden. Velux roof light.

SITTING ROOM/LOUNGE 11' x 11' (3.35m x 3.35m)

KITCHEN 15'8" x 7'11" (4.78m x 2.41m)

Impressive fitted kitchen with a range of base and wall units, granite worktops, built in oven, hob and extractor fan.

LANDING Access to boarded loft

BEDROOM 1 11'11" (3.63) x 10' (3.05) + fitted wardrobes

Fitted wardrobes to two walls.

EN SUITE SHOWER ROOM

BEDROOM 2 13' x 8' (3.96m x 2.44m)

Built in wardrobes

BEDROOM 3 11' 9' Max (3.35m Max)

Fitted wardrobes

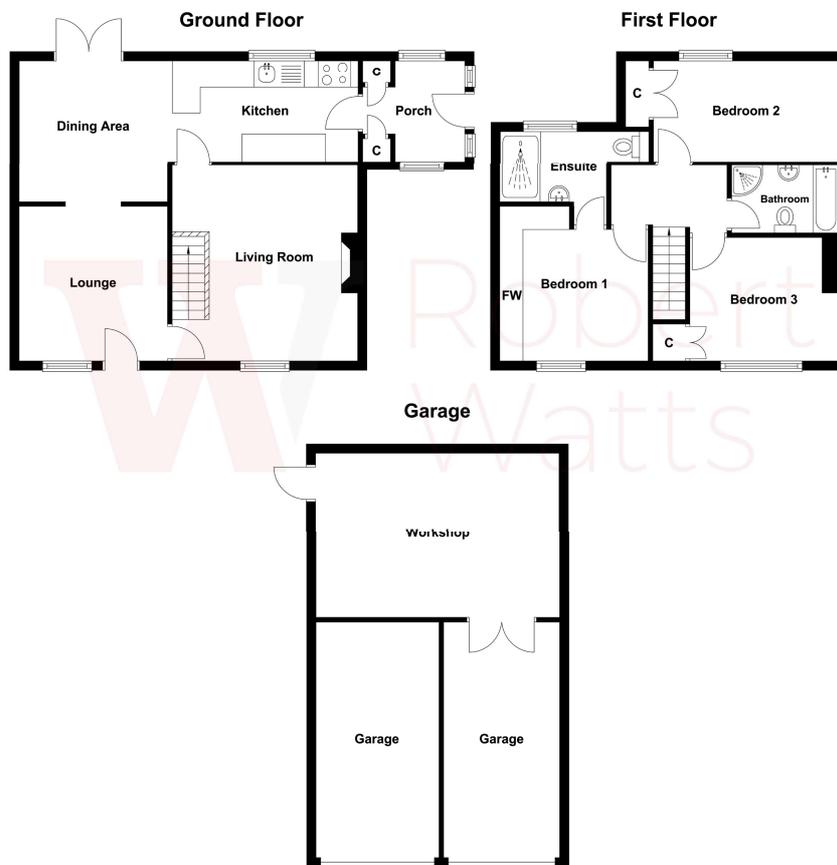
BATHROOM White bathroom suite with a separate corner shower cubicle. Tiled walls and flooring. Heated towel rail.

OUTSIDE Block paved Driveway with ample parking leading to DETACHED DOUBLE GARAGE/WORKSHOP. Ideal for local trades as there are 2 garages and attached workshop to the rear. All with power and light and with separate alarm. Electrically operated roll over doors. GARAGE 1: 20' 3" x 10'0" GARAGE 2: 20' 3" x 10' 0" WORKSHOP/GYM: 20'3" x 11'9" (all measurements approx.). To the front, garden with mature annually flowering planting. To the back, is a pleasant enclosed low maintenance garden.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		