



4 Warton Avenue, Bierley, Bradford, West Yorkshire, BD4 6JG

A fantastic opportunity to acquire this three-bedroom semi-detached family home, tucked away in a quiet cul-de-sac and set on a generous corner plot with gardens to three sides—offering exciting potential for future extension (subject to planning permission).

The property benefits from an attached garage and a spacious driveway with parking for up to three cars, making it ideal for growing families or those needing extra space.

Ideally located within walking distance of local schools, superstore, GP practices, bus stops, as well as nearby parks, the home also offers excellent transport links with easy access to the M606 and M62, providing straightforward routes to Leeds and Manchester.

Internally, the property briefly comprises: a welcoming entrance hall with stylish tiled flooring, a practical downstairs wet room, and a bright, spacious lounge leading through to a fitted kitchen/diner with direct access to the rear garden—perfect for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, a single bedroom, and a family bathroom featuring a three-piece suite complete with an installed jacuzzi bath - ideal for relaxing and recharging.

Externally, the home truly stands out, with lawned gardens to the front, side, and rear, enhancing the sense of space and privacy while presenting excellent scope for further development (subject to the necessary consents).

Early viewing is highly recommended to fully appreciate the potential, peaceful setting, and excellent location this superb home has to offer.

Asking Price £197,000

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HALLWAY Wood effect tiles flooring, central heating radiator and stairs to the first floor.

SHOWER ROOM/ WC Comprising a 'walk-in' shower, wash hand basin and WC. Fully tiled with a heated towel rail.

LOUNGE 14'10" x 11'10" (4.52m x 3.6m)

Spacious front-facing living room with double-glazed window, TV and telephone points, useful downstairs storage, and a central heating radiator.

DINING KITCHEN 7'10" x 14'9" (2.4m x 4.5m)

A well-appointed kitchen featuring a range of wall and base units with complementary worktops, sink unit and dining area. Includes a built-in oven, gas hob, and extractor, along with plumbing for both a washing machine and dishwasher. Additional benefits include a central heating radiator, gas boiler, and a double-glazed window and rear door providing access outside.

LANDING With stairs from the hallway and loft access.

BEDROOM 1 12'1" x 8'1" (3.68m x 2.46m)

Master bedroom facing rear garden, double glazed windows and central heating radiator

BEDROOM 2 10'10" x 7'1" (3.3m x 2.16m)

Double glazed window to the front elevation and a central heating radiator.

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

Single Front-facing double-glazed window - currently with double bed, built-in wardrobe positioned over the bulkhead, and a central heating radiator.

BATHROOM/W.C Fitted with a three-piece suite including a Jacuzzi bath, low-level WC and douche bidet hand shower, a wash hand basin set within a vanity unit. The room is fully tiled and features a heated towel rail, extractor fan, and a double-glazed window to the rear.

OUTSIDE Occupying an enviable corner plot, this property boasts gardens to the front, side, and rear, offering plenty of outdoor space and excellent potential to extend to the side (subject to the necessary planning permissions).

A generous driveway provides off-road parking for up to three cars, while the rear garden is perfectly set up for family living—featuring a dedicated seating area for relaxing or entertaining, a children's play space, and a charming vegetable patch for those who love gardening.

GARAGE 15'4" x 9'7" (4.67m x 2.92m)

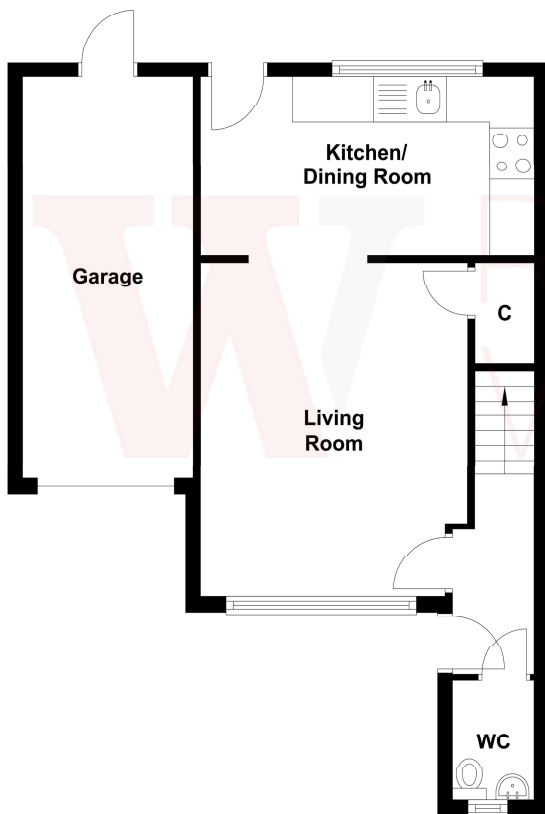
Garage featuring an up-and-over door, with both power and lighting already in place.

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.

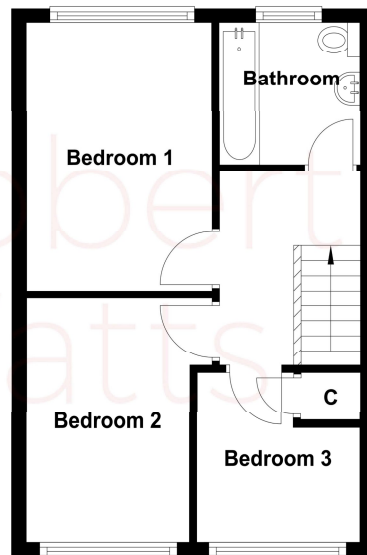
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		