



## 6 Lexington Close, Bierley, Bradford, West Yorkshire, BD4 6FE

**NO CHAIN:** Well presented MODERN DETACHED, boasting 4 bedrooms and a range of attractive features. Step inside this homely property and discover a spacious layout, perfect for family living. with a super-sized conservatory, the property is conveniently located, providing easy access to local amenities and transport links, with M606/M62 only minutes away. With off-street parking and a garage. The interior of the property is modern and tastefully decorated, creating a welcoming and comfortable atmosphere throughout.

**Asking Price £260,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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**ENTRANCE HALL** Tiled flooring.

**DOWNSTAIRS W.C.**

**LOUNGE 15' x 11' (4.57m x 3.35m)**

With patio door into conservatory

**DINING ROOM 10'11" x 8' (3.33m x 2.44m)**

**CONSERVATORY 19' x 12' (5.8m x 3.66m)**

Super sized conservatory that is used as an extra living room, with access into the rear garden.

**BREAKFAST KITCHEN 11' x 11' (3.35m x 3.35m)**

Well equipped kitchen with range of units incorporating breakfast bar, built in electric oven and hob.

**UTILITY ROOM**

**LANDING**

**MASTER BEDROOM 11' (3.35) narrowing to 9' (2.74) x 9' (2.74)**

Built in wardrobe.

**EN-SUITE SHOWER ROOM/W.C**

**BEDROOM 2 9' x 9' (2.74m x 2.74m)**

Built in wardrobe.

**BEDROOM 3 9' x 7' (2.74m x 2.13m)**

**BEDROOM 4 8' x 6' (2.44m x 1.83m)**

**BATHROOM/W.C** White bathroom suite.

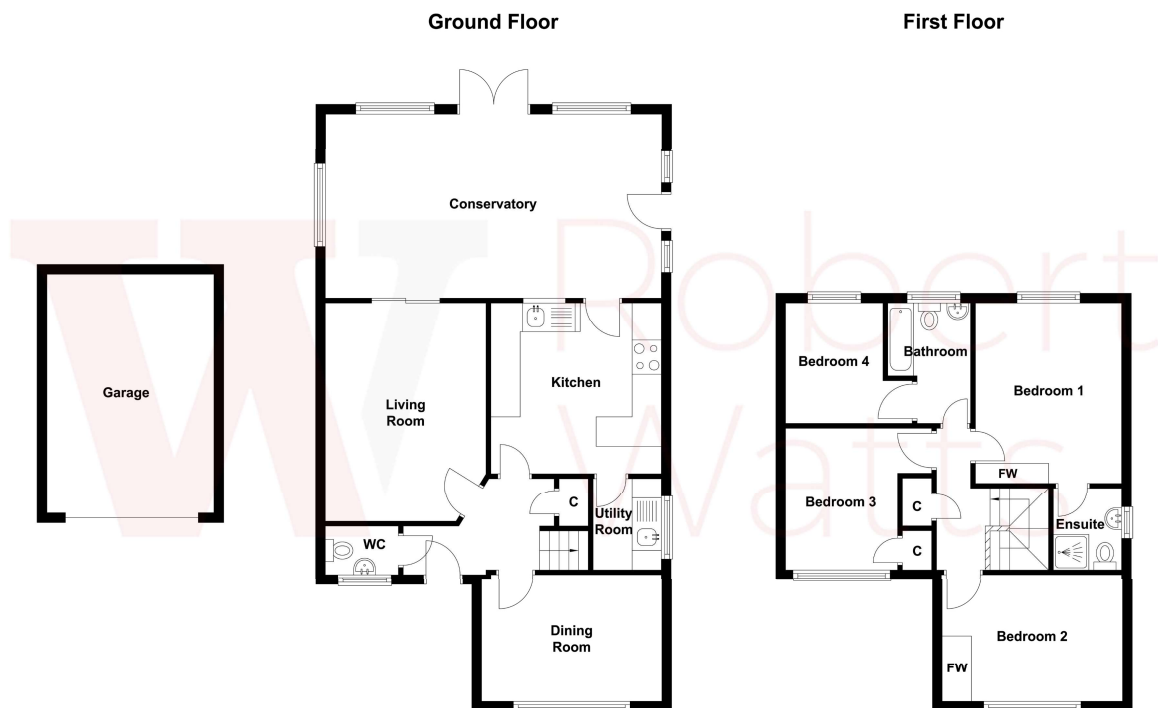
**OUTSIDE** To the front well maintained garden area leading to driveway offering ample parking and detached garage. At the rear a well maintained enclosed pebbled garden area

**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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		