



56 Burnham Avenue, Bierley, Bradford, BD4 6JJ

75% SHARED OWNERSHIP- Terms & conditions apply, please ask for further information about the terms and conditions.

4 BEDROOMS: Modern End Town House that forms part of this row of houses that have never come to the market. The house is to be sold at only 75% ownership with the remaining 25% retained by Incommunities The new buyer will also pay £129.67 per month in rent. Situated in this popular area which is close to shops, schools and a short commute into Bradford City Centre.

Asking Price £183,750



01274 689589



birkenshaw@robertwatts.co.uk



robertwatts.co.uk

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



RWEstateAgents



@robertwatts_

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GROUND FLOOR

ENTRANCE HALL Entrance hall

DOWNSTAIRS W/C

LOUNGE 15' (4.57) x 13' (3.96) approx..

DINING KITCHEN 15' x 11' (4.57m x 3.35m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven, hob and extractor, Upvc french doors to garden

FIRST FLOOR

BEDROOM 2 15' x 9' (4.57m x 2.74m)

Originally built as the lounge, but since garage conversion now used as a bedroom.

BEDROOM 3 11' x 8' (3.35m x 2.44m)

BEDROOM 4 8'10" x 6'11" approx. (2.7m x 2.1m approx.)

SHOWEROOM Corner shower cubicle with vanity sink unit.

TOP FLOOR

MASTER BEDROOM 14' (4.27) x 12' (3.66) + recess

Top floor master bedroom

EN SUITE Shower room

EXTERIOR Garden and off street parking to the front. Pleasant garden at the back.

GARDEN ROOM 12' x 7' approx. (3.66m x 2.13m approx.)

With power & light.

SHARED OWNERSHIP INFORMATION The condition of the sale is only for 75% ownership, with 25% retained by Incommunities. Rent is then charged at £129.67. This will be review in Feb 26 for the next financial year. Any purchaser must meet the shared ownership requirements:- Does not currently own another property Doesn't earn in excess of £80K.

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	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		