



## **7 Meadowcroft Rise, Bierley, Bradford, West Yorkshire, BD4 6EP**

MUCH IMPROVED IN RECENT YEARS.

Do not miss out on this impressive "Link Detached" that would make a lovely family home. Very well presented throughout, with a super open plan Kitchen and large Conservatory. Provides 3 Bedrooms + En Suite. The house forms part of this ever popular development and offers easy access to commuter routes and minutes to M606/M62.

The accommodation comprises: Lounge, WC, Kitchen, Conservatory, 3 Bedrooms, En Suite & Bathroom.

**Asking Price £230,000**



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**ENTRANCE HALL** Tiled Floor.

**DOWNSTAIRS W.C.** Tiled flooring.

**LOUNGE 14' x 13' max (4.27m x 3.96m max)**

Feature fireplace with gas fire. Useful storage cupboard.

**CONSERVATORY 14' (4.27) x 11' (3.35) approx.**

Good sized Conservatory used as a second Sitting Room.

**BREAKFAST KITCHEN 16' x 8' (4.88m x 2.44m)**

Impressive open plan Kitchen, that offers a great family space. Furnished with a good range of units, along with breakfast bar. Built in oven and hob. Integrated fridge/freezer.

**LANDING** Access to Loft via pull down ladder.

**MASTER BEDROOM 9'10" x 9' (3m x 2.74m)**

Fitted mirrored wardrobes.

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

**BEDROOM 2 9' x 8' (2.74m x 2.44m)**

Built in wardrobe.

**BEDROOM 3 7' x 6' (2.13m x 1.83m)**

Fitted wardrobes.

**BATHROOM/W.C.** Superb, modern, fitted bathroom suite with shower over the bath, built in W.C. and vanity sink unit. Heated towel rail.

**OUTSIDE** Cul-de-sac position with garden at the front. Driveway and ATTACHED GARAGE. Pleasant garden at the back.

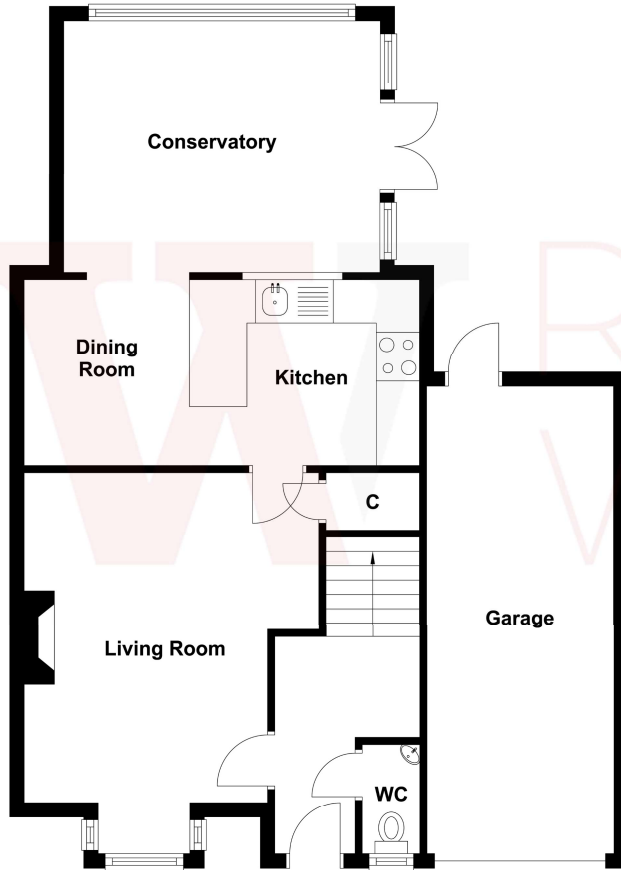
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

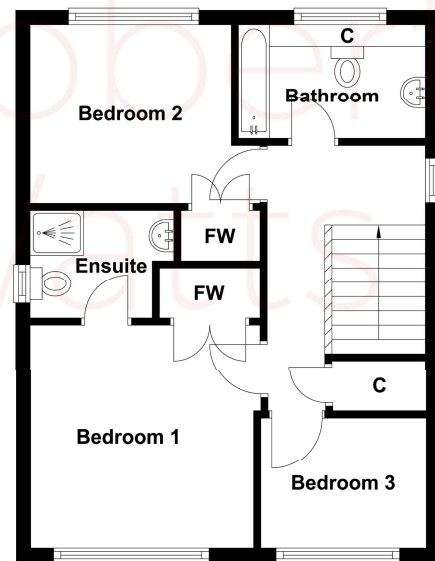




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		