



## 10 South View Drive, East Bierley, Bradford, West Yorkshire, BD4 6PT

4 BEDROOMED EXTENDED FAMILY HOME.

Lovely Extended Semi Detached that we feel would make an ideal family home. Immaculately presented throughout, this beautiful house has the benefits of a double side extension and a rear sun room extension. Provides over 1300 ft<sup>2</sup> of accommodation, with 4 Bedroomed + En Suite and occupies a super plot and garden, within this cul de sac location, adjacent to East Bierley Cricket Club. Properties of this standard and size are rare to the market. Early viewing is essential.

**Asking Price £375,000**

**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\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 10 South View Drive, East Bierley, Bradford, West Yorkshire, BD4 6PT

## ENTRANCE HALL

### LOUNGE 15' (4.57) x 14' (4.27) max into square bay window

Feature decorative fireplace. Double doors leading to Kitchen.

### DINING KITCHEN 21' x 8' max (6.4m x 2.44m max)

Lovely open plan extended Dining Kitchen, with well equipped range of units and appliances. Includes integrated oven and hob.

## DOWNSTAIRS W.C.

### SUN ROOM/SITTING ROOM 11' x 8' (3.35m x 2.44m)

Situated at the back of the house, with uPVC French doors leading to the garden.

## LANDING

### MASTER BEDROOM 14' x 10' (4.27m x 3.05m)

Good sized Master Bedroom with fitted part mirrored wardrobe.

### EN-SUITE SHOWER ROOM/W.C. Corner shower cubicle.

### BEDROOM 2 10' x 9' (3.05m x 2.74m)

Fitted wardrobe.

### BEDROOM 3 10'10" x 10'10" (3.3m x 3.3m)

### BEDROOM 4 12' x 6' (3.66m x 1.83m)

Extended Bedroom 4.

**BATHROOM/W.C** Modern white bathroom suite with corner shower cubicle and vanity sink unit. Tiled walls and flooring. Heated towel rail.

**OUTSIDE** Situated at the bottom of the cul de sac, with views to the side of the cricket club. Good sized overall plot, with driveway and parking at the front. Integral Garage, 15' x 10'. Pleasant garden to side and back with additional seated decking terrace.

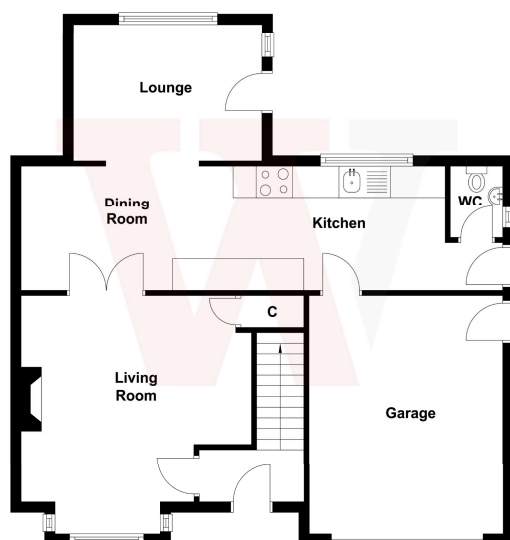
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

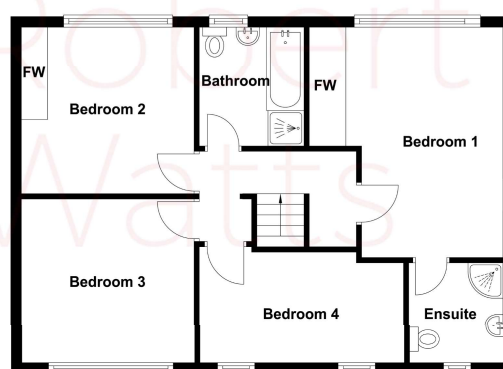




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		