



25 Meadowcroft Rise, Bierley, Bradford, West Yorkshire, BD4 6EP

IMPRESSIVE EXTENDED PROPERTY.

Do not miss out on this impressive extended Semi Detached that has been much improved by the present sellers to create a superior home. Immaculately presented with super modern kitchen and bathroom. To the outside is a lovely landscaped enclosed garden. Situated on this ever popular cul de sac development.

The accommodation comprises: Lounge, Extended Kitchen, 2 Bedrooms & Bathroom.

Asking Price £155,000

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LOUNGE 16' (4.88) x 11'10" (3.6) max into open staircase

Bespoke feature decorative concealed lighting to ceiling. Part high gloss tiled floor.

DINING KITCHEN 18' x 10' (5.49m x 3.05m)

Super extended Dining Kitchen which is the main focal point of the house. Having been extended to create a much larger 18 foot room that backs onto the garden. With under floor heated tiled flooring and a good range of units including breakfast bar.

LANDING Access to fully boarded loft via pull down loft ladder providing ample storage space.

BEDROOM 1 11' x 8' (3.35m x 2.44m)

BEDROOM 2 11' x 8' max (3.35m x 2.44m max)

BATHROOM/W.C Lovely modern Bathroom suite with shower over the bath, Vanity sink unit and additional storage cupboard. Tiled floor. Heated towel rail.

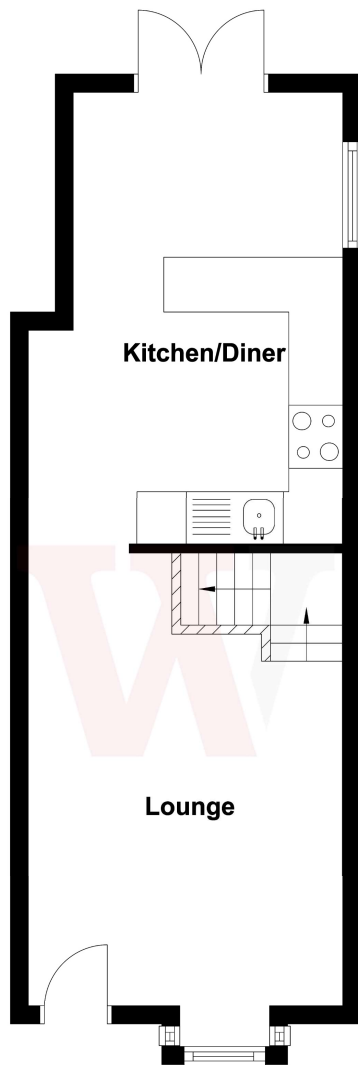
OUTSIDE Small garden to the front with separate parking space to the side. At the back is a really great landscaped low maintenance garden, with artificial grass. and additional decking terrace and gazebo. Perfect for outdoor relaxing.

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.

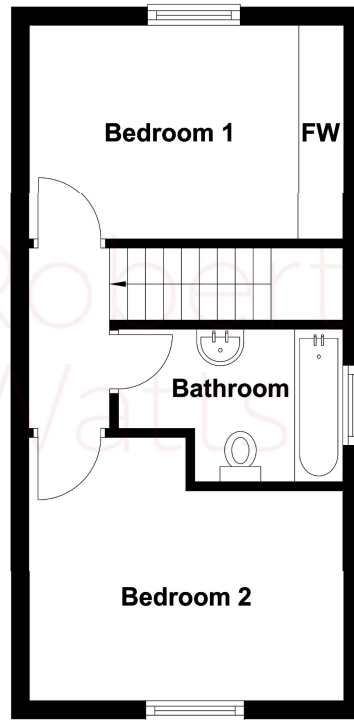
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		