



## 29 Heath Hall Avenue, Bierley, Bradford, West Yorkshire, BD4 6JN

NO CHAIN: Well appointed Semi Detached that forms part of this ever popular development. Would make an ideal buy for first time buyers and provides 2 Bedrooms, along with lovely back garden and driveway/parking.

The accommodation comprises: Entrance Hall, WC, Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £140,000**

**T** 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 29 Heath Hall Avenue, Bierley, Bradford, West Yorkshire, BD4 6JN

## **ENTRANCE HALL**

**DOWNSTAIRS WC** White suite.

**LOUNGE 15' x 10'7" (4.57m x 3.23m)**

**KITCHEN DINER 13'4" x 8' (4.06m x 2.44m)**

Well equipped kitchen with range of units, worktops and sink unit. Built in oven and hob.

## **LANDING**

**DOUBLE BEDROOM 1 11' x 10'6" (3.35m x 3.2m)**

**DOUBLE BEDROOM 2 11' x 7' (3.35m x 2.13m)**

**BATHROOM** White bathroom suite with shower over the bath.

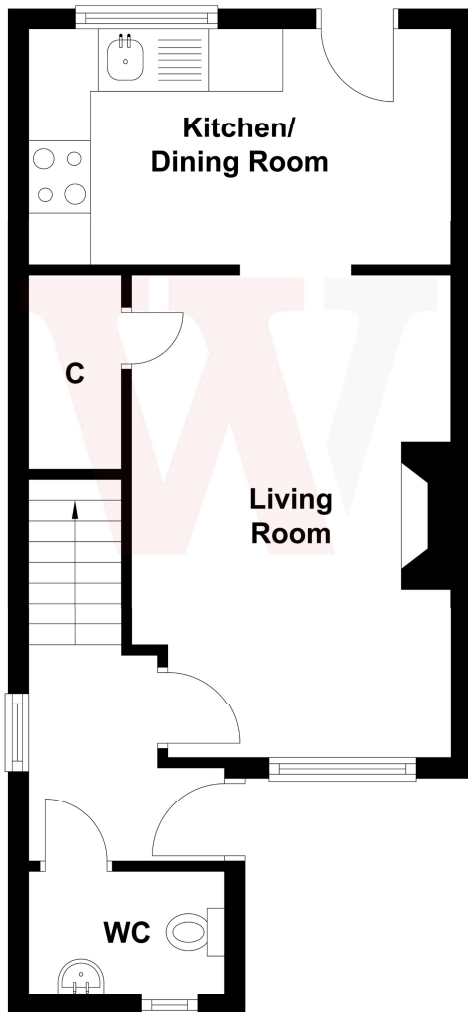
**OUTSIDE** Good parking/driveway to the side. At the back is a lovely enclosed garden with greenhouse.

**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.

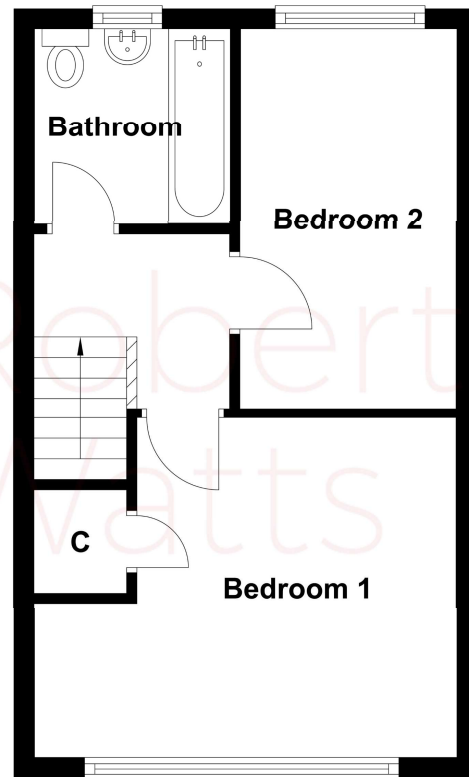
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		