



2 Hurstville Avenue, East Bierley, Bradford, West Yorkshire, BD4 6PX

EXTENDED- HOUSE WITH THE "WOW FACTOR"

Impressive SEMI DETACHED that has been EXTENDED to both the REAR and SIDE and provides a perfect home for FAMILY BUYERS. Provides 4 BEDROOMS + EN SUITE, with a SUPER KITCHEN/FAMILY ROOM. Situated in this highly sought after village of East Bierley, within walking distance to the Primary School and village green.

A detailed viewing is essential.

Asking Price £320,000

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FRONT PORCH Tiled flooring.

ENTRANCE HALL

LOUNGE 14' (4.27) x 14' (4.27) Max into square bay window

Double doors leading to the Kitchen.

KITCHEN / FAMILY ROOM 21' x 15' Max (6.4m x 4.57m Max)

A room with the real "wow factor". Having been extended, this super Kitchen/Family Room, that is perfect for families and is equipped with a quality range of units and appliances. The kitchen area comprises of high gloss units with central island/breakfast bar. Built in oven and hob. Full height windows and doors to the garden with 3 Velux roof lights. Access to downstairs WC and inner hall.

SITTING ROOM/2ND RECEPTION ROOM 15' x 7'11" (4.57m x 2.41m)

Multi purpose room, currently used as an office but could also be another ground floor bedroom.

DOWNSTAIRS WC

LANDING

MASTER BEDROOM 1 13' x 10' (3.96m x 3.05m)

Ground floor Master Bedroom with En Suite.

EN SUITE SHOWER ROOM/WC White suite, corner shower cubicle. Vanity sink unit.

BEDROOM 2 10' x 10' (3.05m x 3.05m)

Double bedroom.

BEDROOM 3 11' x 10' Max (3.35m x 3.05m Max)

Double bedroom.

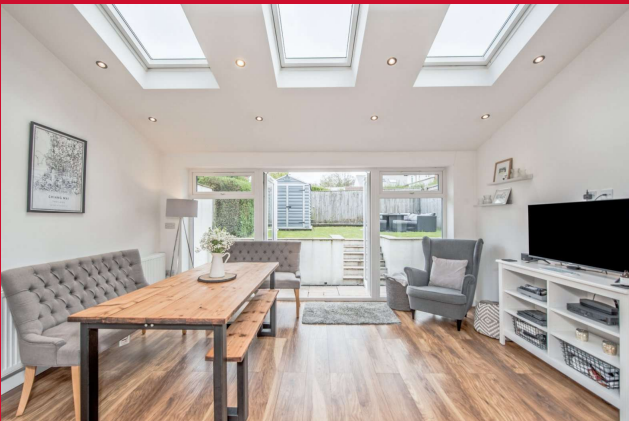
BEDROOM 4 8' x 6' (2.44m x 1.83m)

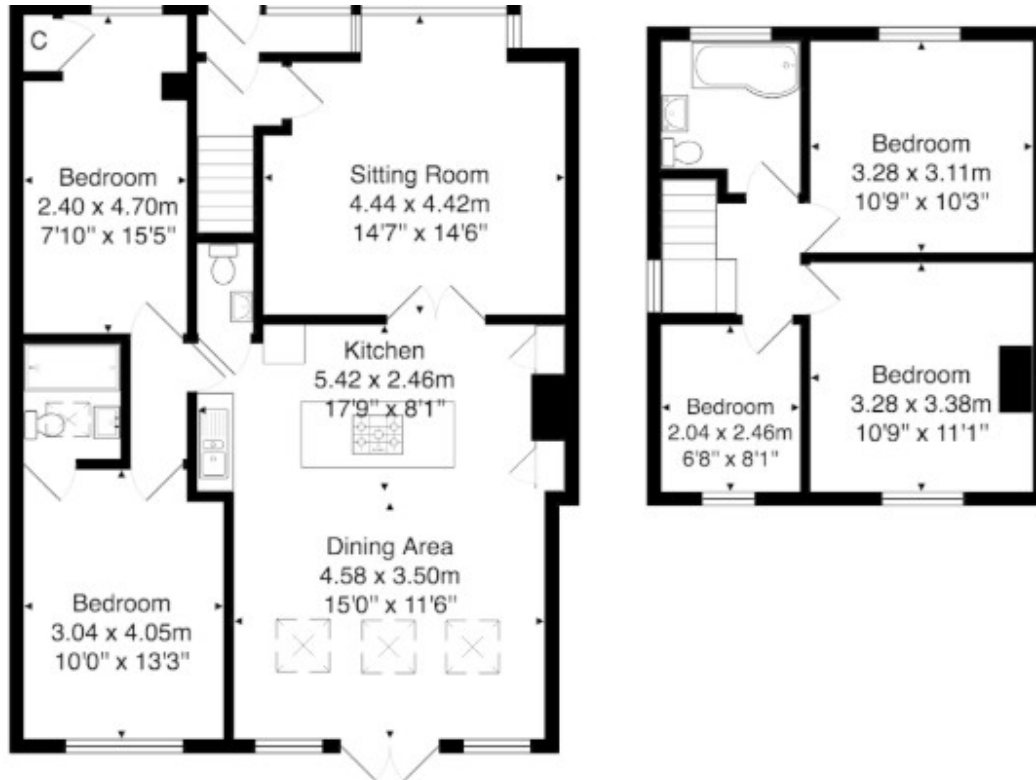
BATHROOM White bathroom suite with fitted shower over the bath. Heated towel rail.

OUTSIDE Occupying a cul de sac position, with part block paved driveway at the front. At the back is a pleasant landscaped split levelled garden, with lawned and paved patio 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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