



## **68 Burnham Avenue, Bierley, Bradford, West Yorkshire, BD4 6JE**

**NO CHAIN:** Semi Detached in need of some updating but we feel is priced accordingly. The house provides 3 Bedrooms and to the outside there are gardens to front and back, along with parking. Ideally located within walking distance to St John`s Primary School.

The accommodation comprises: Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £135,000**

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## HALLWAY

### LOUNGE 12'10" x 12' Max (3.9m x 3.66m Max)

Patio doors to the garden

### DINING ROOM 10' x 8'11" (3.05m x 2.72m)

### KITCHEN 9' x 9' (2.74m x 2.74m)

Range of fitted kitchen units, worktops and sink unit.

## LANDING

### BEDROOM 1 10' x 9'11" (3.05m x 3.02m)

Built in cupboard

### BEDROOM 2 11' x 10' (3.35m x 3.05m)

Built in cupboard

### BEDROOM 3 8' x 8' (2.44m x 2.44m)

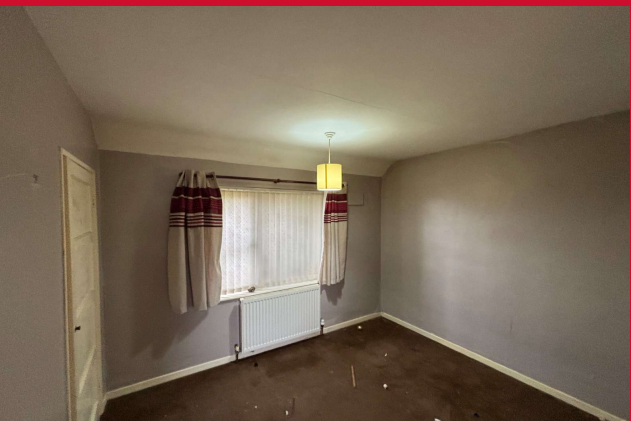
**BATHROOM** White bathroom suite.

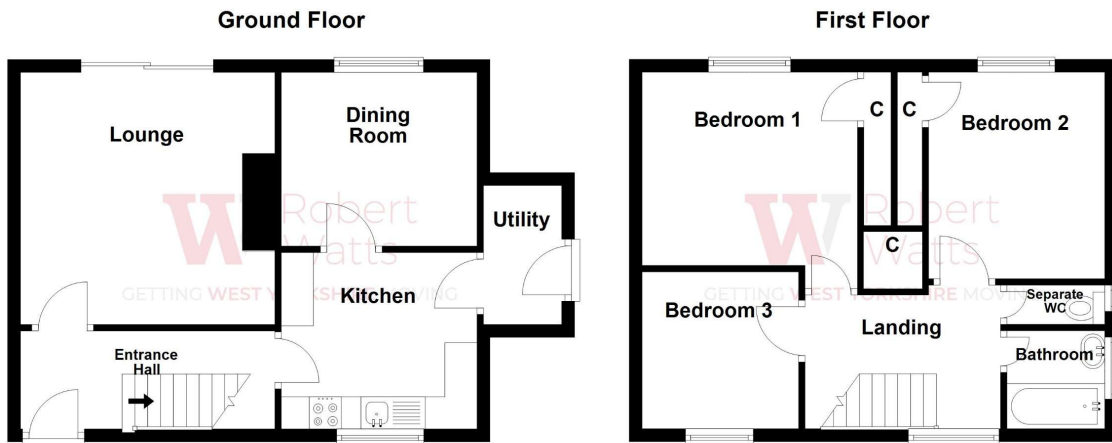
**OUTSIDE** Garden to both the front and the rear with a driveway

**PROBATE** The property is to be sold subject to probate. Please check with the office regarding this prior to proceeding with the sale,

**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.





68 Burnham Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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