



20 Garthwood Close, Bierley, Bradford, West Yorkshire, BD4 6AZ

SENSIBLY PRICED TO SELL.

Modern Semi Detached forming part of this small cul de sac development in Bierley. Accommodation is designed over 3 floors, with Master Bedroom to the top floor, along with En Suite.

The house is sensibly priced to sell and would make a great home for first time buyers. Available with immediate possession.

Asking Price £169,000

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GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 16' x 13' Max (4.88m x 3.96m Max)

Upvc doors leading to the garden

KITCHEN 11' x 6' (3.35m x 1.83m)

Range of kitchen units, worktops and sink unit. Built in oven and hob.

1ST FLOOR

BEDROOM 2 13' x 9' (3.96m x 2.74m)

BEDROOM 3 13' (3.96) x 9' (2.74) narrowing to 6' (1.83)

BATHROOM White bathroom suite

TOP FLOOR

MASTER BEDROOM 21' x 10' Max (6.4m x 3.05m Max)

Super sized top floor master bedroom.

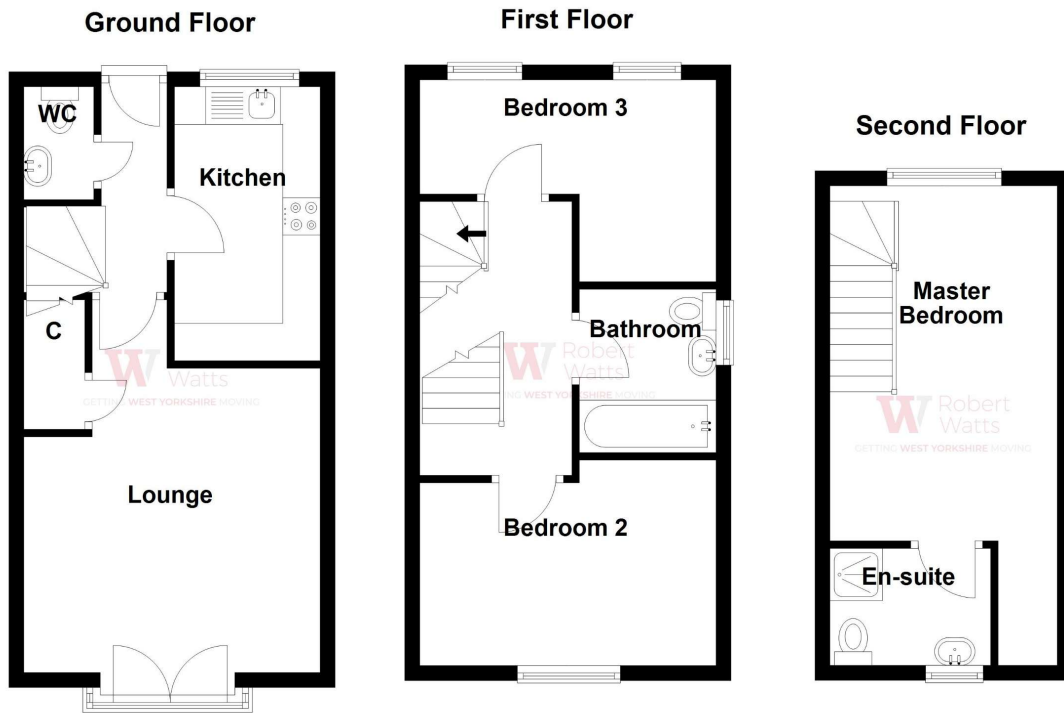
EN SUITE SHOWER ROOM

OUTSIDE Parking is in front of the house. Enclosed garden at the back.

PLEASE NOTE 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.





20 Garthwood Close

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		