



5 Danby Avenue, Bierley, Bradford, West Yorkshire, BD4 6TG

SUPER LARGER THAN AVERAGE GARDEN.

Well presented END TOWN HOUSE with 2 BEDROOMS and forms part of this small CUL DE SAC DEVELOPMENT. The house has a great plot position and offers great potential for side extension (subject to planning permission) along with lovely LARGER THAN AVERAGE REAR GARDEN. Available with NO CHAIN.

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

Asking Price £155,000

5 Danby Avenue, Bierley, Bradford, West Yorkshire, BD4 6TG

ENTRANCE HALL Entrance Hall

LOUNGE 13' x 9' (3.96m x 2.74m)

Vertical radiator

KITCHEN 12'11" x 8' (3.94m x 2.44m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven, ceramic hob and microwave, under stairs storage cupboard and Upvc doors leading to garden

LANDING Built in cupboard

BEDROOM 2 9' x 6' (2.74m x 1.83m)

BEDROOM 1 13' x 9' (3.96m x 2.74m)

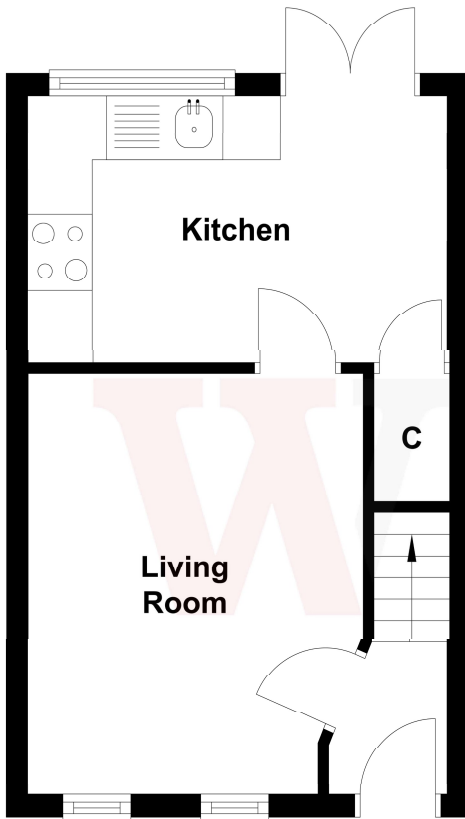
SHOWER ROOM Modern shower suite with "walk in" shower and vanity sink unit

EXTERIOR Forms part of this small cul de sac development and occupies a super plot position. Ample parking at the front of the property for 2/3 cars and offers great potential for side extension (subject to planning). At the back is a lovely, larger than average garden.

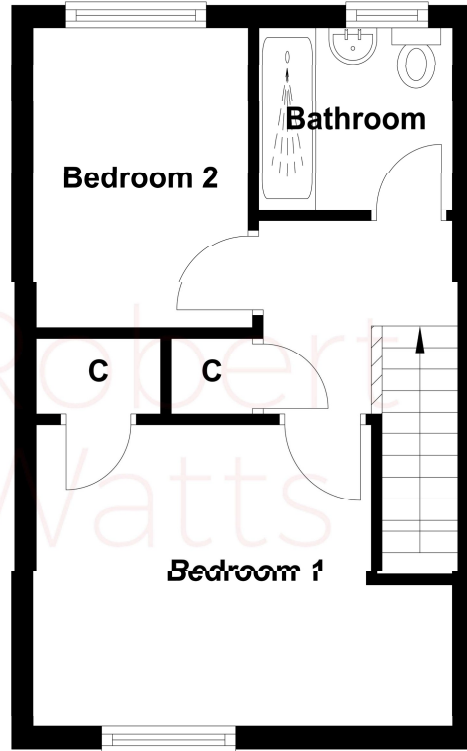
PROBATE Please note, the sale is subject to probate as of 29.5.26 this has not yet been granted. Please check this before agreeing to proceed.

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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		