



45 Coleshill Way, Bierley, Bradford, West Yorkshire, BD4 6ER

Well presented 3 Bedroomed Semi Detached that forms part of this ever popular small development. Properties in this area continue to sell very well and this property is sure to suit a first time buyer and or young family.

The accommodation comprises: entrance hall, downstairs WC, lounge, kitchen/diner. To the first floor three bedrooms and house bathroom. Outside there is a block paved driveway to the front. To the rear there is a south facing garden. Property benefits from Solar Panels.

Asking Price £175,000

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ENTRANCE HALL Entrance Hall

DOWNSTAIRS W/C Downstairs w/c

LOUNGE 15' x 11' (4.57m x 3.35m)

Under stairs storage cupboard. Double doors to kitchen

KITCHEN 14' x 7' (4.27m x 2.13m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in cooker and hob with extractor fan

BEDROOM 1 11'11" x 8' (3.63m x 2.44m)

Double bedroom

BEDROOM 2 11' x 7'11" (3.35m x 2.41m)

Double bedroom

BEDROOM 3 7' x 7' (2.13m x 2.13m)

BATHROOM White bathroom suite with shower over the bath, part tiled walls

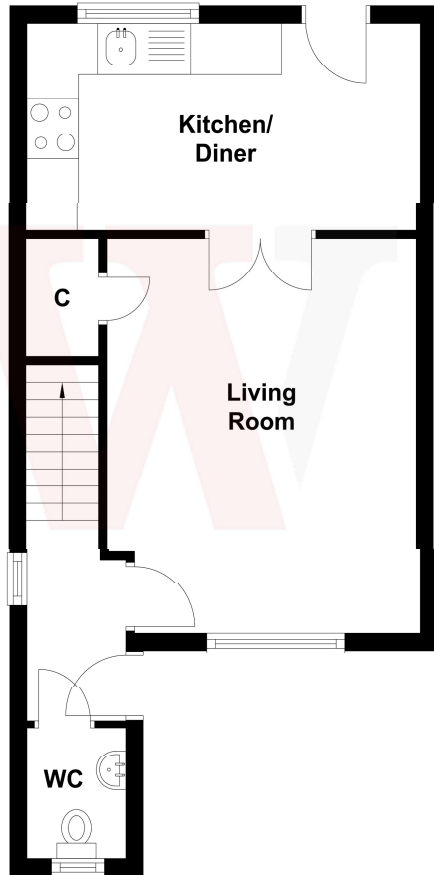
EXTERIOR Cul de sac position with parking/driveway to front. Enclosed south facing garden

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.

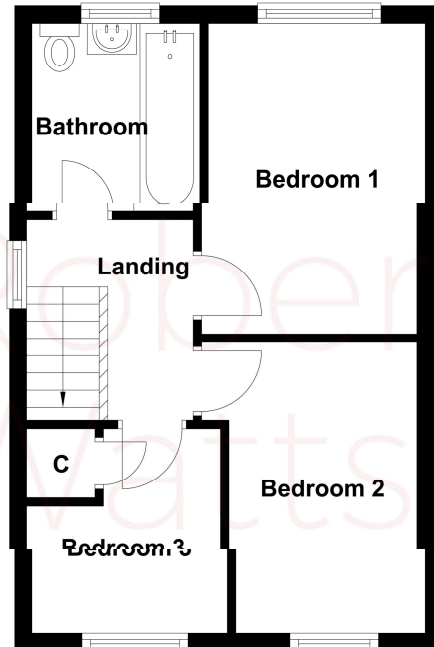
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		