



823 Bradford Road, East Bierley, Bradford, West Yorkshire, BD4 6PQ

NO CHAIN: Impressive Semi Detached that is immaculately presented throughout and has been much improved in recent years. Provides 2 double bedrooms and has a lovely position with open aspect views. Complimented with a super fitted kitchen and modern bathroom. **NOT TO BE MISSED.**

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

Asking Price £205,000

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ENTRANCE HALL

LOUNGE 14' (4.27) x 12' (3.66) Max into chimney breast

Feature decorative fireplace built into chimney breast.

CONSERVATORY 10' x 8'11" (3.05m x 2.72m)

At the back of the house, taking advantage of the open aspect views. Permanent roof. Currently used as a 2nd reception room

KITCHEN DINER 17' x 14'2" (5.18m x 4.32m)

Impressive modern kitchen, equipped with a range of high gloss units. Fitted oven and hob and tiled flooring. Useful storage cupboard

LANDING

DOUBLE BEDROOM 1 17' x 9' Max (5.18m x 2.74m Max)

Good sized double bedroom

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

Lovely open views

SHOWER ROOM/ WC Lovely modern suite. Shower cubicle. Vanity sink unit, tiled walls and flooring. Heated towel rail.

OUTSIDE Pleasant low maintenance garden with flagged and decking terrace.

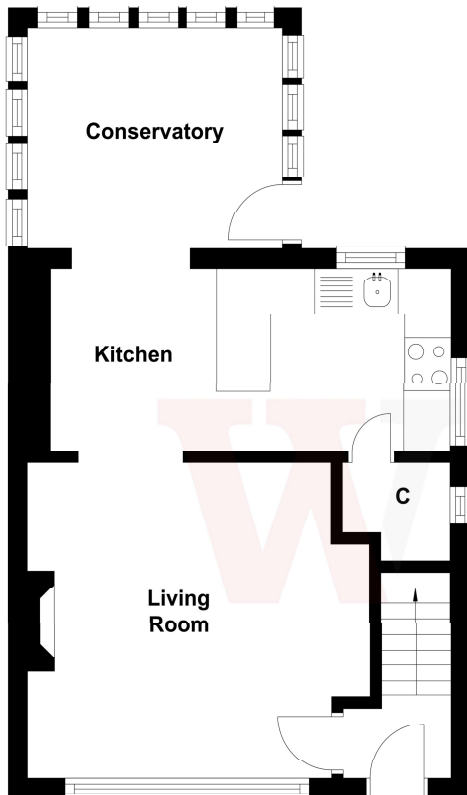
PROBATE The house sale is subject to probate and this has been applied for, but not yet back.

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