



964B Bradford Road, East Bierley, Bradford, West Yorkshire, BD4 6PB

EXTENDED ON CORNER PLOT.

NO CHAIN: Extended End Town House, which we feel would be perfect for first time buyers. Set back from the main road, the house has a lovely corner plot, with super side garden. Provides 3 Bedrooms, together with Lounge, Dining Room, Kitchen + Conservatory. Outside there is parking and a garage.

The accommodation comprises: Entrance Hall, Lounge, Dining room, Kitchen, Conservatory, 3 Bedrooms & Bathroom.

Asking Price £205,000



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ENTRANCE HALL

LOUNGE 14' x 13' max (4.27m x 3.96m max)

Useful storage cupboard.

DINING ROOM 16' x 7'11" (4.88m x 2.41m)

Access to;-

CONSERVATORY 11' x 7' max (3.35m x 2.13m max)

Good sized room, backing onto side garden.

KITCHEN 10' x 7' (3.05m x 2.13m)

Range kitchen units with built in oven and hob.

UTILITY AREA 7' x 4' (2.13m x 1.22m)

LANDING

BEDROOM 1 12' x 9' (3.66m x 2.74m)

BEDROOM 2 10' x 9' (3.05m x 2.74m)

BEDROOM 3 7' x 6'11" (2.13m x 2.1m)

BATHROOM/W.C 3 piece white bathroom suite.

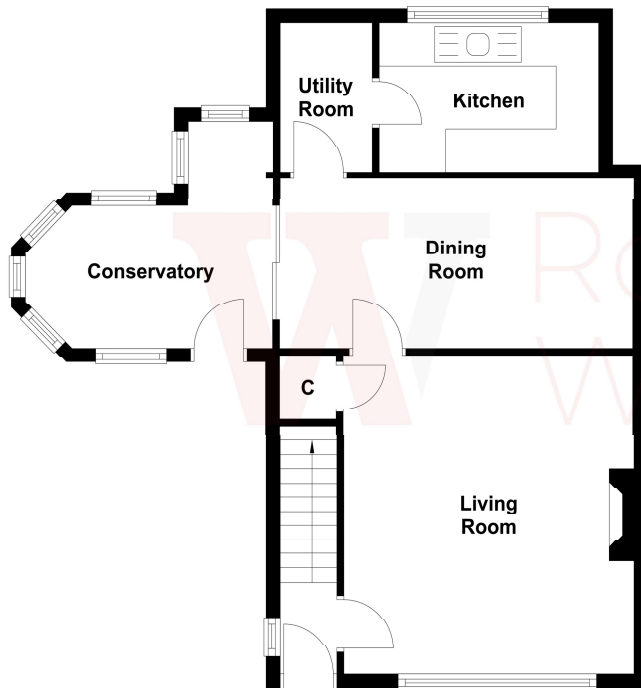
OUTSIDE Set back from Bradford Road, on a lovely corner plot, with gardens to the sides. Super side enclosed garden. There is a parking space, plus garage.

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.

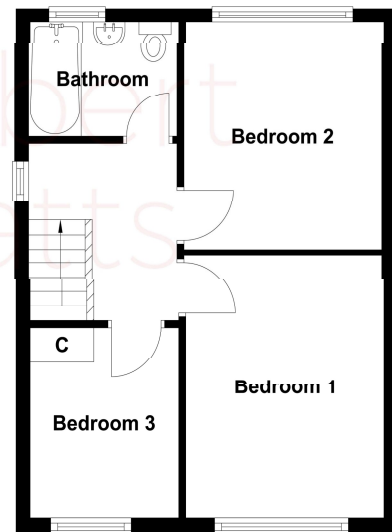
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

65 D

81 B