



35a South View Road, East Bierley, Bradford, West Yorkshire, BD4 6PJ

Impressive Detached Bungalow that has been much improved in recent years and is situated in this highly sought after village of East Bierley. Provides 2 Bedrooms with en suite, together with an additional bathroom. The bungalow is immaculately presented throughout with Lounge, Kitchen and Sun Room, which can be used as a 2nd living room or dining room.

Outside, there are pleasant low maintenance gardens and twin driveway to the front. NOT TO BE MISSED.

Asking Price £270,000



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ENTRANCE PORCH 13' x 6' (3.96m x 1.83m)

Tiled flooring. French doors leading to the hallway.

BATHROOM/W.C. 5' x 5' (1.52m x 1.52m)

White Bathroom suite with shower over the bath. Tiled walls and flooring. Heated towel rail.

HALLWAY Tiled flooring.

LOUNGE 14' x 10'10" (4.27m x 3.3m)

Feature decorative fireplace built into the chimney breast. uPVC French doors leading to;-

SUN ROOM 19' x 7'11" (5.8m x 2.41m)

Good sized, currently used as a 2nd Living Room/Dining Room.

KITCHEN 10'10" x 8' (3.3m x 2.44m)

Well equipped Kitchen with a good range of units, worktops and sink unit. Concealed background lighting. Tiled flooring.

MASTER BEDROOM 12' x 9' (3.66m x 2.74m)**EN-SUITE SHOWER ROOM/W.C. 6' x 5' (1.83m x 1.52m)**

White corner shower cubicle. 1/2 tiled walls.

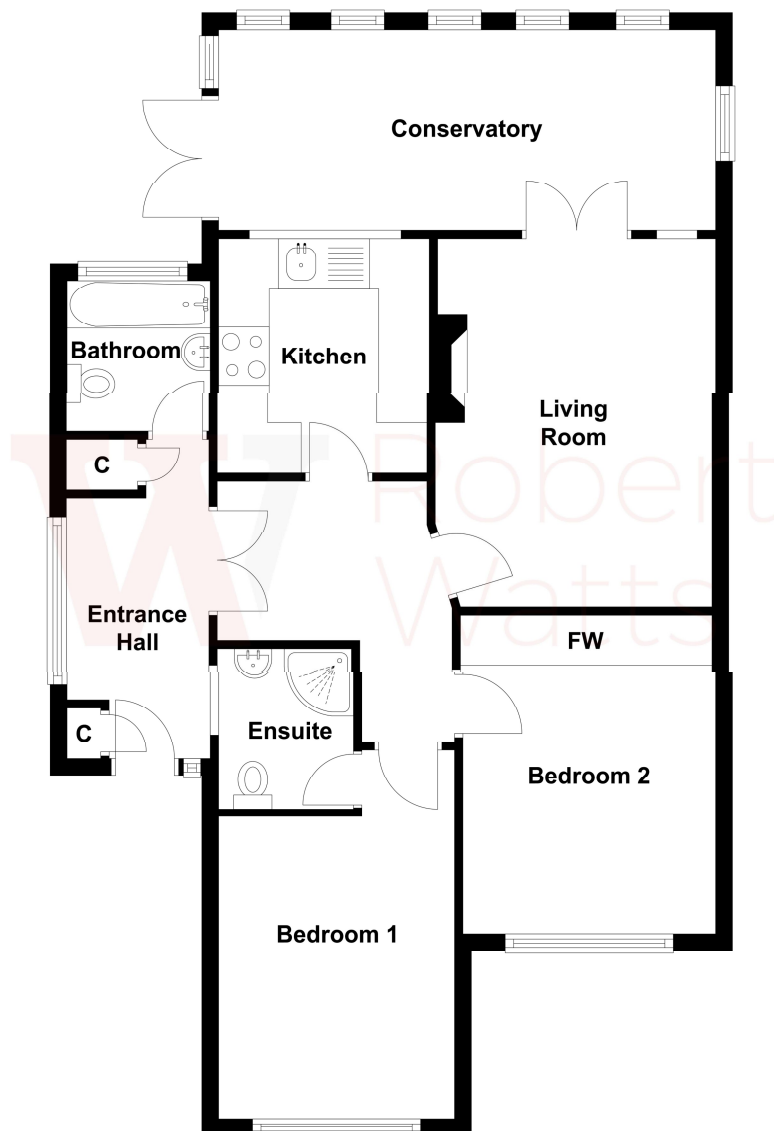
DOUBLE BEDROOM 2 10' x 9'11" (3.05m x 3.02m)

OUTSIDE Twin driveway at the front allowing good parking. Pleasant enclosed low maintenance back garden with additional decking terrace.

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.





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