



11 Bierley House Avenue, Bierley, Bradford, West Yorkshire, BD4 6JP

SALE READY - QUICKER COMPLETION: Ask for more information.

Family sized Detached for sale that forms part of this ever popular development. Offers 4 bedrooms, with en suite, plus a loft room. In addition, the garage has been converted to create a 2nd reception room. Available with no chain and immediate possession.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, Utility, 2nd Reception, 4 Bedrooms, En Suite & Bathroom.

Asking Price £270,000

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SALES READY LEGAL PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 13' x 12' (3.96m x 3.66m)

DINING ROOM 8' x 7' (2.44m x 2.13m)

Patio doors leading to the garden.

SITTING ROOM 17' x 8' (5.18m x 2.44m)

Originally the garage and can be used as a 2nd reception room or possibly as a ground floor bedroom.

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

Range of kitchen units with oven and hob. Leading to utility room.

UTILITY ROOM 7'11" x 6' (2.41m x 1.83m)

With access to back garden.

LANDING

MASTER BEDROOM 10'1" x 9' (3.07m x 2.74m)

ENSUITE SHOWER ROOM/WC

BEDROOM 2 12' x 9' (3.66m x 2.74m)

BEDROOM 3 9' x 9' (2.74m x 2.74m)

BEDROOM 4 9' x 5' (2.74m x 1.52m)

Built in cupboard.

LOFT ROOM 25' x 8' Max (7.62m x 2.44m Max)

Loft conversion, which is not classed or used as a bedroom. Twin velux roof light.

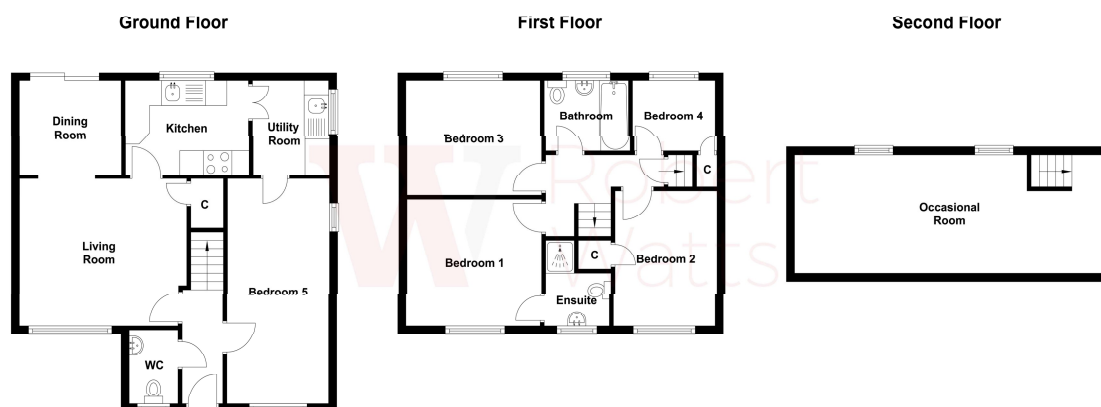
BATHROOM 3 piece bathroom suite.

OUTSIDE Garden at the front plus driveway. Pleasant garden at the back.

PLEASE NOTE 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	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		