



35 Heath Hall Avenue, Bierley, Bradford, BD4 6JN

EXTENDED: Do not miss out on this impressive EXTENDED SEMI DETACHED, that has been significantly improved and enhanced to provide a superior family home. Immaculately presented throughout, with quality fixture/fittings, offering "show home" standard living. Situated in this ever popular location close to excellent transport links and local amenities. Rarely do houses of this standard come to the market.

The accommodation comprises: Hallway, WC, Lounge, Kitchen, Conservatory, 3 Bedrooms, En Suite & House Bathroom.

Asking Price £280,000

35 Heath Hall Avenue, Bierley, Bradford, BD4 6JN

HALLWAY

DOWNSTAIRS WC White suite, vanity sink unit. Tiled flooring and walls. Heated towel rail.

LOUNGE 22'9" (6.93) x 11'6" (3.5) increasing to 15'1" (4.6)

22 foot Lounge, with under stairs storage cupboard. Open to the conservatory.

CONSERVATORY 13'3" x 8'8" Approx (4.04m x 2.64m Approx)

Lovely room overlooking the garden, currently used as a dining room. Self cleaning glass roof. Two vertical radiators.

DINING KITCHEN 22'5" x 9'5" (6.83m x 2.87m)

Impressive kitchen with a range of base and wall units in high gloss. Worktops and sink unit. Integrated washing machine, dishwasher. Space for a range cooker and extractor fan.

LANDING Access to loft with loft ladder.

MASTER BEDROOM 12'8" x 9'9" (3.86m x 2.97m)

Fitted wardrobes.

EN SUITE SHOWER ROOM Impressive en suite with corner shower cubicle. Vanity sink unit and built in toilet.

BEDROOM 2 14'1" (max) x 10'7" (4.3m (max) x 3.23m)

Can easily be split to create a 4th bedroom.

BEDROOM 3 10'2" (3.1) x 8'5" (2.57) + wardrobes

Fitted wardrobes.

BATHROOM Three piece suite with overhead rainfall shower, vanity style sink, heated towel rail, fully tiled walls and tiled flooring.

OUTSIDE Driveway to the front with parking for several vehicles. To the rear, pleasant garden with patio area, ideal for outdoor entertaining and relaxing.

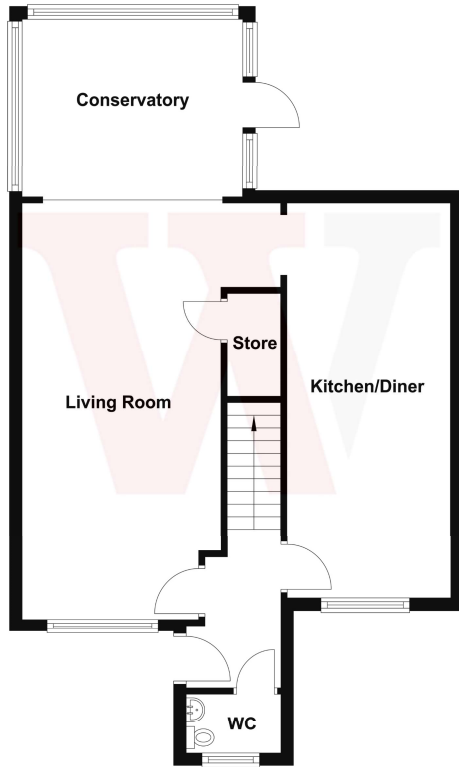
TENURE Freehold

COUNCIL TAX B

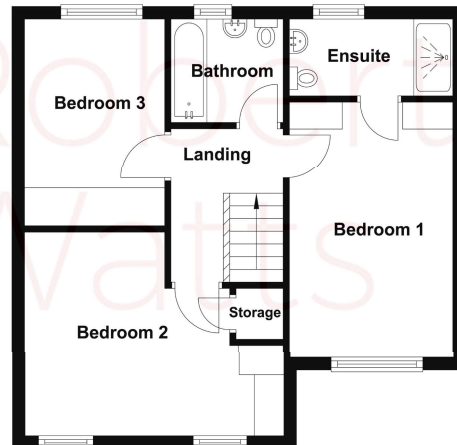
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark