



## **43 South View Road, East Bierley, Bradford, West Yorkshire, BD4 6PJ**

NO CHAIN - 3 BEDROOMED FAMILY HOME.

Situated in this ever popular village location is this well presented Semi Detached that offers 3 Bedroomed accommodation. The property is sensibly priced to sell and provides a great opportunity for the new buyer to improve and enhance the house. Located adjacent to the cricket ground, with gardens, driveway and garage.

NOT TO BE MISSED.

**Asking Price £230,000**

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## FRONT PORCH

## ENTRANCE HALL

### LOUNGE 15' x 14' (4.57m x 4.27m)

Decorative fireplace with electric fire.

### DINING ROOM 10' x 8' (3.05m x 2.44m)

### KITCHEN 8' x 6' (2.44m x 1.83m)

Range of kitchen units, worktops and sink unit. Built in oven and hob.

## LANDING

### BEDROOM 1 11' x 10' max (3.35m x 3.05m max)

### BEDROOM 2 10' x 10' (3.05m x 3.05m)

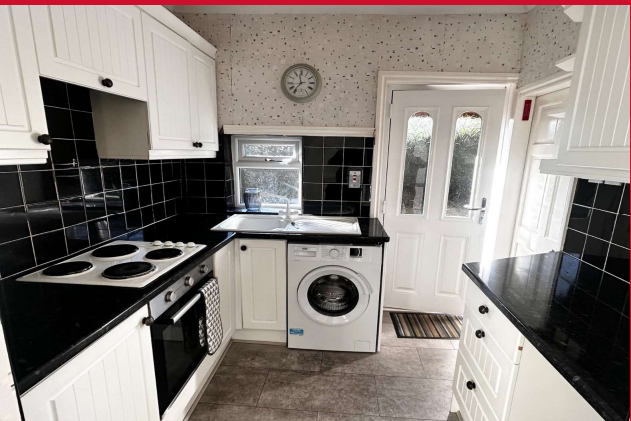
### BEDROOM 3 6' x 6' (1.83m x 1.83m)

**SHOWER ROOM/W.C.** Lovely modern suite, with "walk in" cubicle. Fitted vanity sink unit. Heated towel rail.

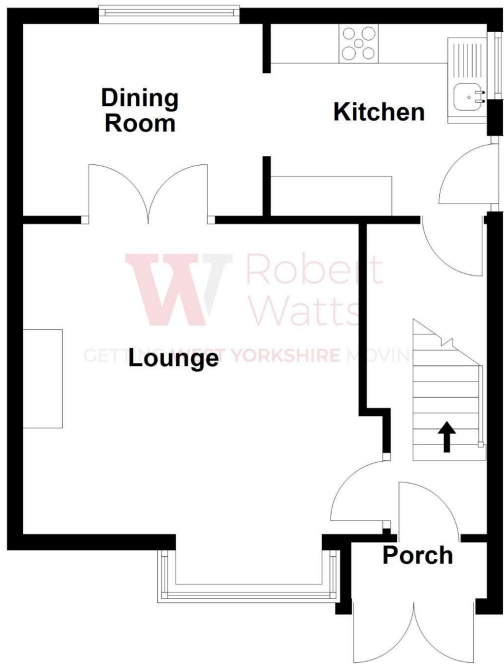
**OUTSIDE** To the front driveway providing ample off street parking leading to a detached garage. Garden at the front and to the rear there is split level garden area with paved patio area and steps down to a pebbled garden area.

**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.

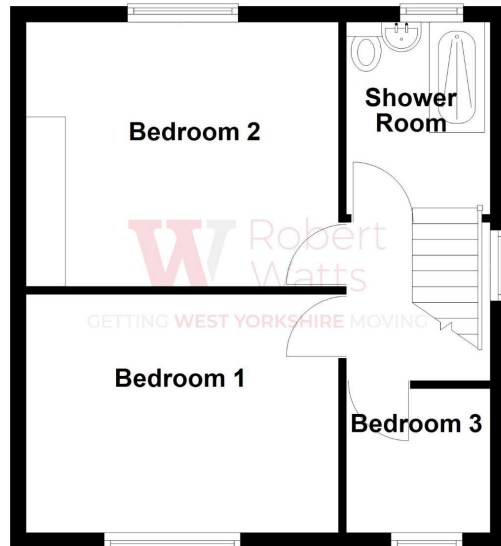
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**Ground Floor**



**First Floor**



**43 South View Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		