



7 Grange Avenue, East Bierley, Bradford, West Yorkshire, BD4 6NX

Well presented DETACHED BUNGALOW that provides 2 BEDROOMED accommodation. The property offers great potential to increase the size with dormer extensions to create more bedrooms and or other extension in keeping with other houses on the street. Situated in this popular location on the fringe of East Bierley Village and occupying a cul de sac position. To the outside, lovely, larger private back garden.

Asking Price £230,000

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HALLWAY

LOUNGE 14' x 10' Max (4.27m x 3.05m Max)

Feature fireplace with a gas fire.

KITCHEN DINER 10' x 8' (3.05m x 2.44m)

Range of kitchen units, worktops and sink unit.

REAR PORCH/UTILITY ROOM 11' x 4' (3.35m x 1.22m)

LANDING Access to the loft, with a ladder. Part boarded with window.

BEDROOM 1 11' x 9' (3.35m x 2.74m)

Full height and width fitted wardrobes.

BEDROOM 2 10'11" x 6'11" Max (3.33m x 2.1m Max)

Fitted wardrobes

BATHROOM White bathroom suite. Shower over the bath.

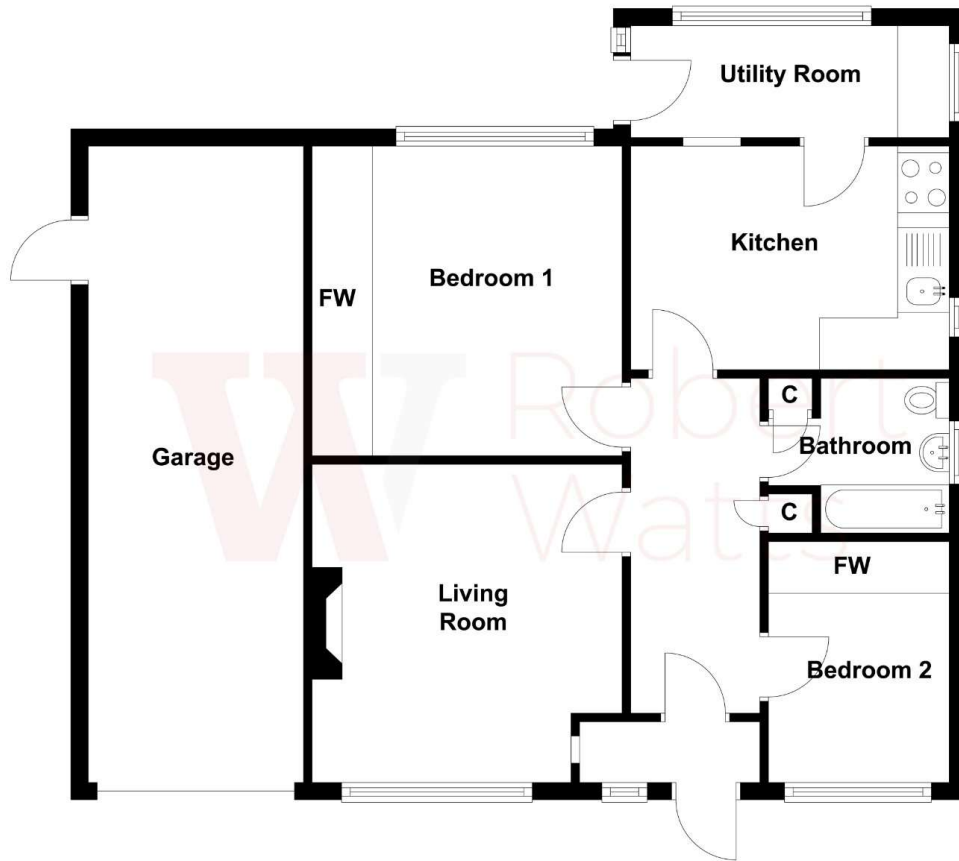
OUTSIDE Occupies a cul de sac position. Garden at the front with driveway and attached garage.

Lovely, private and split levelled rear garden.

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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		