



38 South View Road, East Bierley, Bradford, West Yorkshire, BD4 6PH

LOVELY CHARACTER PROPERTY.

NO CHAIN: Impressive one bedroomed **SINGLE STOREY END COTTAGE**. Situated in heart of this highly regarded & sought after village, close to the village green, duck pond, park & both East Bierley Cricket & Golf Club. Ideal for those buyers looking to downsize or a first time buyer looking to get onto the property ladder. With pleasant garden to the rear.

The accommodation comprises: Entrance Vestibule, Lounge, Galley Kitchen, 1 Bedroom & Shower Room.

Asking Price £145,000

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ENTRANCE VESTIBULE

LOUNGE 15' (4.57) x 13' (3.96) + alcove

Attractive fireplace built into chimney breast with 'Stove' effect gas fire. Feature bow window.

GALLEY STYLE KITCHEN 16' x 3'11" (4.88m x 1.2m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in appliances including fridge and freezer, oven, hob and extractor. Vertical radiator. Tiled flooring.

BEDROOM 1 10' x 8'11" (3.05m x 2.72m)

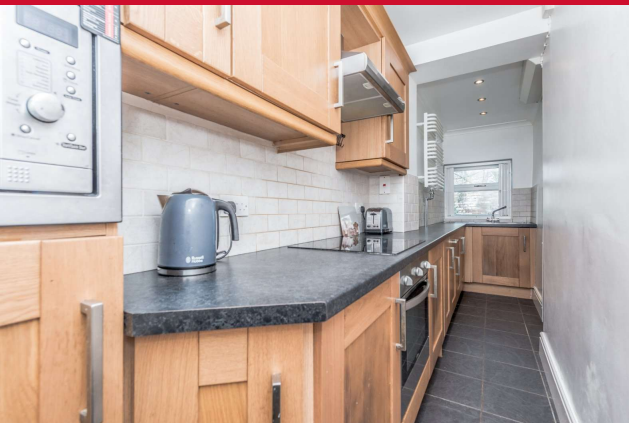
Fitted wardrobes and drawers. Access to small boarded LOFT AREA via pull down loft ladder.

SHOWER ROOM/W.C. White suite with 'walk-in' shower enclosure. Tiled walls and flooring. Plumbed for automatic washer.

OUTSIDE Small front garden. Pleasant, low maintenance garden to the rear (right of access).

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.



38 SOUTH VIEW ROAD BD4 6PH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		