



21 Grey Friar Walk, Bradford, BD7 4BD

**** OFFERED WITH NO CHAIN ** PLEASANT PLOT POSITION WITH A VAST AMOUNT OF SCOPE ****
FAMILY SIZED PROPERTY ** Attractive SEMI DETACHED property in this popular residential location which is ideal for young family buyers. Briefly comprising: entrance hall, lounge, dining room and kitchen. THREE GOOD SIZE BEDROOMS and family bathroom. Externally, are pleasant gardens to the front, side and rear with driveway leading to garage. Benefitting from GCH and DG the property is ideally situated for local schools, shops, walks round Brackenhill Park and public transport links close by. **BOOK YOUR VIEWING TODAY**

£170,000

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ENTRANCE HALL

With open stairs to the first floor

LOUNGE 12'7" x 12'5" (3.84m x 3.78m)

Pleasant lounge with plenty of natural light, feature fireplace and concertina doors leading to the dining room

DINING ROOM 12'2" x 9'11" (3.7m x 3.02m)

KITCHEN 12'2" x 8' (3.7m x 2.44m)

Fitted kitchen with a range of wall and base units, worktops with splashback, sink and drainer. Oven, hob and extractor, plumbing for washer. Useful pantry area
N.B Oven is not in working order

FIRST FLOOR

Landing area

BEDROOM ONE 12'4" x 10'11" (3.76m x 3.33m)

Master bedroom with wall to wall fitted wardrobes

BEDROOM TWO 11'7" x 12'2" (3.53m x 3.7m)

BEDROOM THREE 8'3" x 6'11" (2.51m x 2.1m)

BATHROOM

Three piece suite with shower over panelled bath and screen. Sink and W.C

OUTSIDE

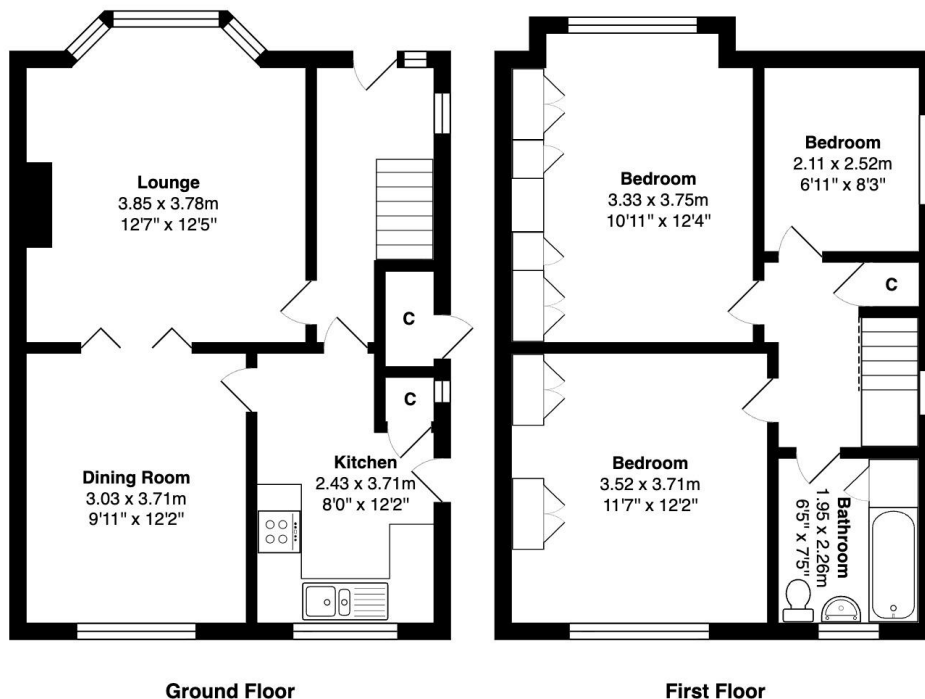
Sat on an enviable plot with scope for extension (subject to permissions). Lawned gardens to the front and bedding areas, gardens to side and rear. Driveway leading to garage

BUYER DISCLAIMER

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.





Total Area: 88.1 m² ... 949 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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