



33 Burnett Place, Marshfields, Bradford, BD5 9LX

**** OFFERED WITH NO CHAIN ** SUBSTANTIAL END TERRACED PROPERTY ** ** SUPERB FAMILY HOME ** 5 BED 2 RECEPTIONS 2 BATHROOMS 2 KITCHENS** SOUGHT AFTER RESIDENTIAL AREA ****

Not to be confused with surrounding properties is this larger than expected END TERRACED PROPERTY which can only be appreciated upon internal inspection. Briefly comprising: Entrance hall, lounge and sitting which leads to entrance area with apex glass roof, modern kitchen, large 4 piece bathroom PLUS working kitchen to the lower ground floor. Three bedrooms and house bathroom to the first floor with a further two dormer bedrooms to the second floor. GCH and DG the property has a yard area and external storage. Situated within this sought after area of BD5 Marshfields which is convenient for many of Manchester Roads local amenities, schools, commute to city centre and further afield the Motorway Network.

£240,000

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SIDE ENTRANCE

ENTRANCE VOYER

With apex glass roof

LOUNGE 11'4" x 15'2" approx (3.45m x 4.62m approx)

Feature fireplace

SITTING ROOM 17'1" x 13'8" (5.2m x 4.17m)

Feature fireplace. Access to the lower ground floor

KITCHEN 10'11" x 10' (3.33m x 3.05m)

Lovely modern kitchen with an array of wall and base units, worktops, sink and drainer. Gas hob with extractor. Space for eye level oven. Plumbing for dishwasher

BATHROOM

Large four piece bathroom with pannelled bath, sink, W.C and bidet

LOWER GROUND FLOOR

WORKING KITCHEN 14'6" x 16'2" (4.42m x 4.93m)

Large space with wall and base units, worktops, sink and drainer. Plumbing for washer, oven hob and extractor. Feature fireplace and plenty of storage areas

FIRST FLOOR

BEDROOM ONE 15'2" x 11'4" approx (4.62m x 3.45m approx)

BEDROOM TWO 10'11" x 9'6" (3.33m x 2.9m)

BEDROOM THREE 10'11" x 7'11" (3.33m x 2.41m)

BATHROOM

Three piece bathroom suite

SECOND FLOOR

BEDROOM FOUR 14'7" x 11'9" approx (4.45m x 3.58m approx)

Dormer style and gable window allowing plenty of natural light

BEDROOM FIVE 15'6" x 13'8" (4.72m x 4.17m)

Dormer style and gable window allowing plenty of natural light

OUTSIDE

Yard area plus garage store with roller shutter 10'11" x 5'7"

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		