



Broughton Avenue, Bierley,
Asking Price £170,000

* SEMI DETACHED * THREE BEDROOMS * MODERN BATHROOM *
* GARDEN * PARKING * CLOSE TO AMENITIES * HANDY FOR MOTORWAY LINKS *
This three semi detached property which would make an ideal purchase for a number of buyers.
Benefits from a white fitted kitchen, modern house bathroom, GCH, DG and alarm system.

The property is ideally located for amenities, shops and motorway links.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.
To the outside there is a generous sized lawned and decked garden to the rear, together with driveway providing off-street parking.



Entrance Vestibule

Lounge

14'6" x 13'2" (4.42m x 4.01m)

With radiator and laminated wood floor.

Kitchen

16'3" x 7'8" (4.95m x 2.34m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator and store cupboard.

First Floor Landing

Bedroom One

7'10" x 11'3" (2.39m x 3.43m)

With fitted wardrobes and radiator.

Bedroom Two

10'1" x 10'1" (3.07m x 3.07m)

With radiator.

Bedroom Three

6'5" x 6'2" (1.96m x 1.88m)

With radiator.

Bathroom

Modern white three piece suite, tiled walls and radiator.

Exterior

To the outside there is a garden to the front, drive to the side and a larger lawned garden to the rear.

Directions

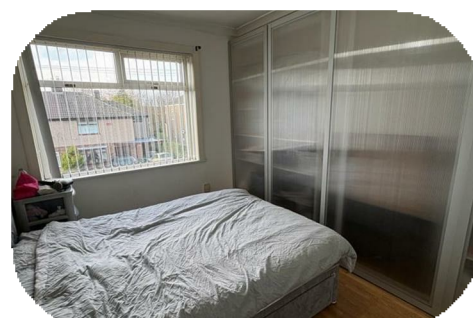
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, use the left lane to merge onto M606, at junction 2 exit towards Euroway Trading Ests, use the right lane to take the slip road to Euroway E, turn right onto Euroway Interchange/Merrydale Rd, continue to follow Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, go through the roundabout, turn left onto Bellhouse Cres, turn right onto Broughton Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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