

Bierley Lane, Bradford BD4 6DR



welcome to

Bierley Lane, Bradford

A must view property to appreciate the space on offer internally and externally. Three double bedroom, detached property set in its own grounds. Offering ample parking and detached garage with electric gates providing access.













Entrance Porch

At side entrance.

Entrance Hall

With storage cupboard and gas central heating radiator.

Lounge

18' x 18' 4" ($5.49m \times 5.59m$) With window to the front, two windows to the side and gas central heating radiator.

Kitchen

17' 7" max x 11' 5" max (5.36m max x 3.48m max) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, breakfast bar, storage cupboard that houses the boiler, door to the rear, two windows to the side and gas central heating radiator.

Landing

With window to the side and provides access to the loft.

Bedroom One

11' 5" x 14' 7" max (3.48m x 4.45m max) With window to the side, built in wardrobe and gas central heating radiator.

Bedroom Two

9' 8" x 15' 8" ($2.95m \times 4.78m$) With window to the rear, built in wardrobe and gas central heating radiator.

Bedroom Three

7' 10" x 10' 2" max (2.39m x 3.10m max) With velux to the side, storage cupboard and gas central heating radiator.

Bathroom

Located on the ground floor with bath, wash hand basin, w/c, window to the rear and gas central heating radiator.

Shower Room

Located on the first floor with shower cubicle, wash hand basin, w/c, velux to the side and heated towel rail.

Outside

Electric gates providing access to the property. With garage and ample parking.





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Bierley Lane, Bradford

- Three bedroom
- Detached property
- Garage
- Shower room and bathroom
- Offers over £300,000

Tenure: Freehold EPC Rating: D Council Tax Band: C

offers over **£300,000**



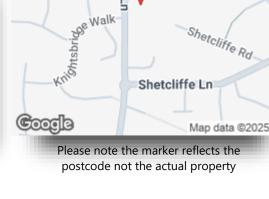


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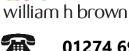
Property Ref: BDF115237 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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