









# welcome to

# **Fieldhurst Court, Bierley Bradford**

Offered to the market is this lovely two double bedroom property, with ready to move in to accommodation. Property would be ideal for first time buyers or investors.

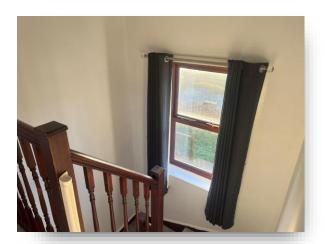












#### **Entrance Porch**

With storage area and access in to lounge.

#### Lounge

14' 7" into recess x 13' 10" (4.45m into recess x 4.22m) Dual aspect lounge with windows to the front and rear, feature fireplace, gas central heating radiator and open staircase to the first floor.

### Kitchen/ Diner

13' 9" x 8' (4.19m x 2.44m)

Fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Gas central heating radiator and patio door leading to the rear garden.

## Landing

First floor landing has gas central heating radiator and window to the rear.

#### **Bedroom One**

13' 10" x 8' 1" ( 4.22m x 2.46m )

With window to the front and rear and gas central heating radiator.

#### **Bedroom Two**

13' 9" x 7' 10" ( 4.19m x 2.39m )

With window to the front and rear and gas central heating radiator.

#### **Bathroom**

Three piece suite comprises panel bath, wash hand basin and WC. Window to the front and gas central heating radiator.

#### Outside

To the front there is a lawned area with allocated parking and to the rear there is decking area leading to lawn garden area.





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## **Fieldhurst Court, Bierley Bradford**

- Two bedroom
- Allocated parking
- Popular residential area
- No chain
- Price £150,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £150,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BDF116187



Property Ref: BDF116187 - 0003 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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