









welcome to

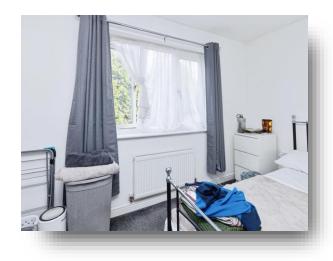
Bierley House Avenue, Bradford

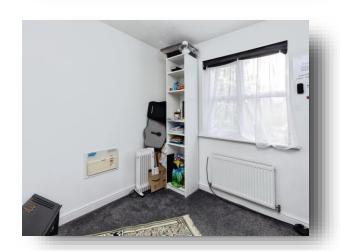
Now available to the market is this charming and well presented two-bedroom end-terrace property, ideally positioned in a popular residential area. Offering a fantastic opportunity for investors or first-time buyers, this home combines comfort, convenience and investment potential.













Entrance Porch Downstairs W/C

With wash hand basin, w/c, window to the side and radiator.

Lounge

13' 9" x 12' (4.19m x 3.66m)
With window to the front and radiator.

Kitchen

7' 8" x 11' 11" (2.34m x 3.63m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, patio doors, window to the rear and houses the boiler.

Landing

With radiator.

Bedroom One

9' 7" x 12' 1" (2.92m x 3.68m) With window to the rear and radiator.

Bedroom Two

 8° 4" x 12' 1" (2.54m x 3.68m) With window to the front and radiator.

Bathroom

Comprises of bath, wash hand basin and w/c.

Outside

With driveway and enclosed garden to the rear.





welcome to

Bierley House Avenue, Bradford

- Two bedroom
- End terrace
- Downstairs w/c
- Driveway
- Guide Price £140,000-£150,000

Tenure: Freehold EPC Rating: C

Council Tax Band: A

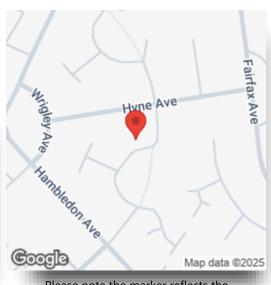
guide price

£140,000-£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114623



Property Ref: BDF114623 - 0004 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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