



## Shetcliffe Road, Bierley, Bradford, West Yorkshire, BD4 6DD

- THREE BEDROOM BUNGALOW \*\*\* WITH NO CHAIN \*\*\*
- LIVING ROOM / DINING ROOM
- MODERN KITCHEN - MODERN SHOWER ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC RATING GRADE D
- CURRENTLY AWAITING PROBATE
- CUL-DE-SAC LOCATION
- GARDENS FRONT AND GARDENS
- DRIVEWAY AND GARAGE PARKING
- COUNCIL TAX BAND C

**Offers Over £180,000**





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Nestled in a tranquil cul-de-sac on Shetcliffe Road in Bierley, Bradford, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Spanning an area of 732 square feet, this true bungalow is an ideal choice for those seeking a single-storey living experience. The vendor is currently awaiting probate.

Upon entering, you are welcomed into a spacious living room that seamlessly integrates a dining area, creating an inviting space for both relaxation and entertaining. The modern kitchen is well-equipped, providing a functional area for culinary pursuits. The property also boasts a contemporary shower room, ensuring that all your daily needs are met with ease.



The bungalow features well-maintained gardens at both the front and rear, providing a lovely outdoor space to enjoy the fresh air. With double glazing throughout, the home benefits from enhanced energy efficiency and comfort.

Parking is a breeze with space for up to four vehicles, including a driveway and a garage, making it perfect for families or those with multiple vehicles.



This property is offered with no onward chain, making it an attractive option for buyers looking to move in swiftly. Additionally, it is currently awaiting probate, adding a layer of consideration for potential purchasers.

With an EPC rating of grade D and a council tax band of C, this bungalow presents a wonderful opportunity for those seeking a peaceful yet accessible home in West Yorkshire.

Don't miss the chance to make this charming property your own.



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INTERNAL

Hallway

Lounge  
20'4" x 15'5"

Kitchen  
7'10" x 7'6"

Bedroom 1  
12'5" x 8'10"

Bedroom 2  
11'1" x 9'6"

Bedroom 3  
8'10"x 6'6"

Shower Room  
7'6" 4'11"

EXTERNAL

Front

Rear Garden

Driveway

Garage  
18'0" x 8'6"





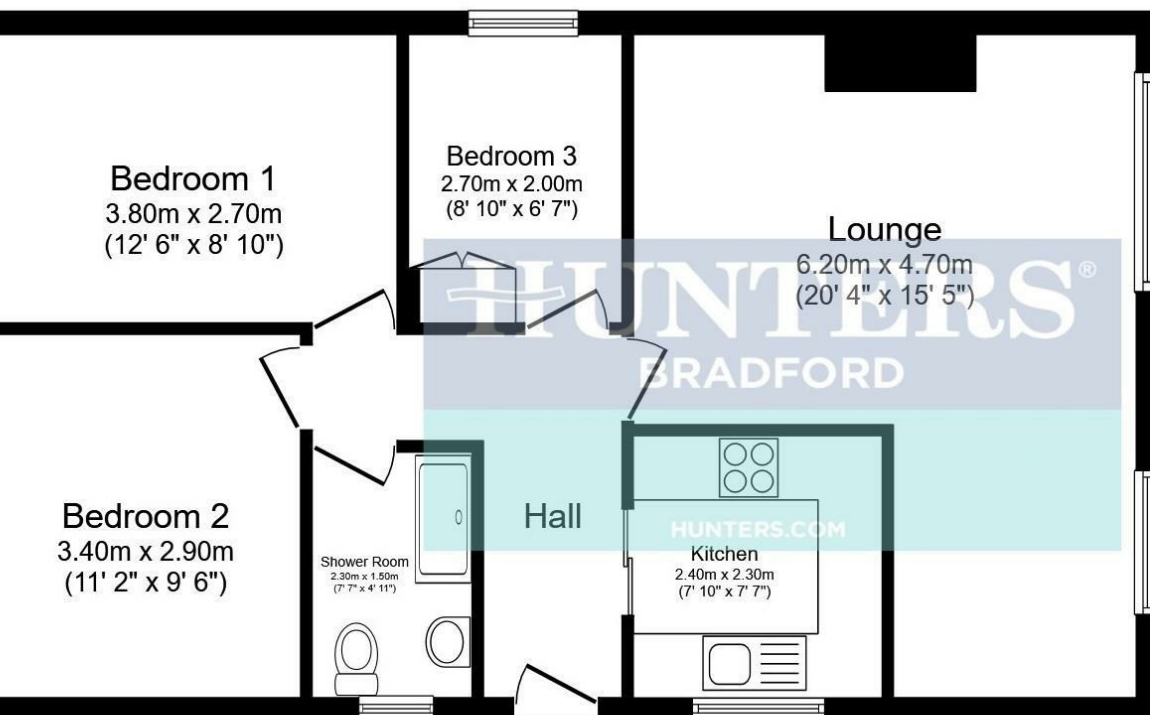
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                       |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           | <b>83</b> |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  | <b>66</b> |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                       |           |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |           |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Floor Plan 1**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Viewings** - Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations** - For a valuation of your property, please email the team with your property details, contact information and the times you are available.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>