





Bierley Lane,Bradford BD4 6DR

william
h brown

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.













Lounge
18' x 18' 4" (5.49m x 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.

Bedroom 1
11' 5" x 14' 7" max (3.48m x 4.45m max)

Bedroom 2
9' 8" x 15' 8" (2.95m x 4.78m)
With window to the rear, built in wardrobe and gas central heating radiator.

Bedroom 3
7' 10" x 10' 2" max (2.39m x 3.10m max)
With velux to the side, storage cupboard 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.

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

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

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Bierley Lane, Bradford

- Three Bedroom Detached Home
- Secure Gated Entrance
- Detached Garage
- Spacious Lounge & Dining Area
- Ground Floor Bathroom

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

offers over

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117315

The Property Ombudsman

Property Ref:
BDF117315 - 0008

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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