



Bierley Lane, Bierley

£220,000

* SEMI DETACHED * THREE BEDROOMS * CORNER PLOT * MODERN KITCHEN & BATHROOM *

* GARDENS * GARAGE * PARKING * SUMMER HOUSE/BAR * POTENTIAL TO EXTEND (STPP) *

A fantastic opportunity for the growing family to purchase this very well presented three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, stunning living/dining kitchen, three first floor bedrooms and a lovely modern house bathroom with white suite.

To the outside there are good sized gardens to three sides, driveway parking, garage and a large entertaining summer house with bar.





Reception Hall

Lounge

12'9" x 11'4" (3.89m x 3.45m)

With a stainless steel pebble effect electric fire in feature fireplace surround, bay window, radiator.

Living/Dining Kitchen

11'8" x 20'2" (3.56m x 6.15m)

Modern fitted living/dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, dishwasher, breakfast island, upvc French doors to rear garden, store cupboard.

First Floor Landing

Bedroom One

15'2" x 13'1" (4.62m x 3.99m)

With bay window and radiator.

Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

With radiator.

Bedroom Three

6'10" x 6'4" (2.08m x 1.93m)

With radiator.

Bathroom

Four piece modern white suite, tiled walls.

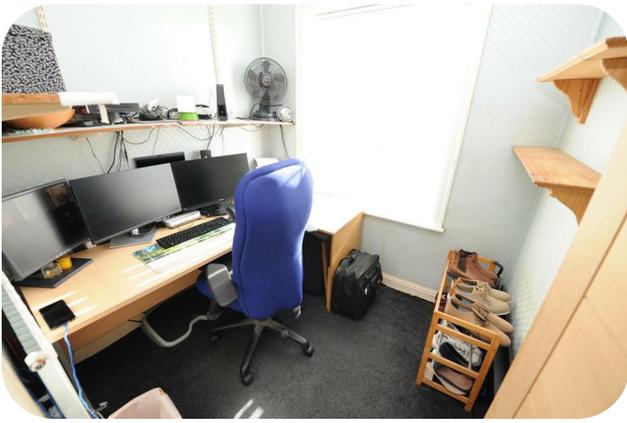
Exterior

To the outside there are gardens to three sides, garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, continue onto M606, at junction 2 exit towards Euroway Trading Ests, use the right lane to take the slip road to Euroway E, turn right onto Euroway Interchange/Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, go through 2 roundabouts and the property will be seen displayed via our For Sale board.

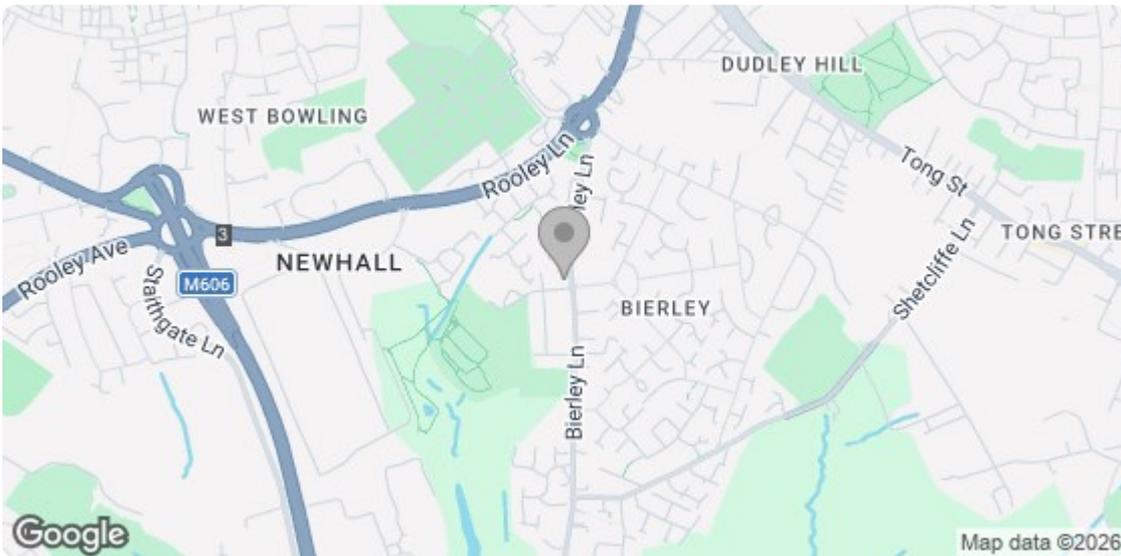




TENURE
FREEHOLD

Council Tax Band
B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
Environmental Impact (CO ₂) Rating		2002/91/EC	

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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