



## Bradford Road, East Bierley,

£225,000

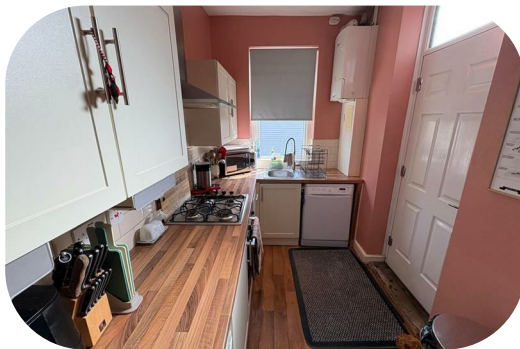
\* TERRACE \* FOUR BEDROOMS \* OVER THREE FLOORS \* SPACIOUS FAMILY HOME \*  
\* TWO RECEPTION ROOMS \* TWO BATHROOMS \* CLOSE TO AMENITIES \* DOUBLE GARAGE \*  
\* WELL PRESENTED THROUGHOUT \* WITHIN CLOSE PROXIMITY OF BBG ACADEMY \*

A well-presented and deceptively spacious four-bedroom family home, arranged over three floors and offering versatile accommodation throughout. This charming property features two generous reception rooms, ideal for both everyday living and entertaining, and showcases a range of character features that add warmth and personality.

Benefiting from gas central heating, double glazing, and stylish window shutters, the home is ready to move straight into. Across the upper floors, you'll find four well-proportioned bedrooms, including a superb master bedroom with its own en-suite bathroom, complemented by a further modern family bathroom.

To the rear of the property sits a double garage, providing excellent storage or secure parking. Situated on the outskirts of Birkenshaw Village, the home enjoys easy access to a variety of local shops, amenities, and reputable schools, along with excellent motorway links—ideal for commuters and families alike.

Viewing is essential to fully appreciate the space, character, and convenience this property offers.



### Entrance

### Hall

With wood floor and radiator.

### Lounge

16'9" x 12'2" (5.11m x 3.71m)

Having an ornamental fire in fireplace surround, radiator, double glazed window with window shutters, built in cupboard.

### Dining Room

15'2" x 12'9" (4.62m x 3.89m)

With a living flame gas fire in fireplace surround, radiator, double glazed window and wood floor.

### Kitchen

12'2" x 6'1" (3.71m x 1.85m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for dishwasher.

### Cellar

Plumbing for auto washer, lighting and useful storage.

### First Floor

#### Bedroom Two

15'1" x 10'5" (4.60m x 3.18m)

With ornamental fireplace, radiator and double glazed window.

#### Bedroom Three

10'6" x 14'4" (3.20m x 4.37m)

With ornamental fireplace, radiator and double glazed window.

### Bathroom

Four piece suite comprising panelled bath, shower cubicle, pedestal wash basin, low suite wc, radiator and double glazed window.

#### Bedroom Four

11'2" x 5'2" (3.40m x 1.57m)

With radiator.

#### Attic Bedroom One / Master Bedroom

23'6" x 11'6" (7.16m x 3.51m)

With built in wardrobes, radiator, double glazed window and velux window. En Suite Bathroom;

### En Suite Bathroom

Modern three piece suite comprising P shaped bath, vanity sink unit, low suite wc, radiator and double glazed window.

### Exterior

To the outside there is a garden frontage together with a double garage, with power & light, to the rear.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd West, at Birkenshaw roundabout take the 1st exit onto Bradford Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / Kirklees



**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(13-38) <b>F</b>		(13-38) <b>F</b>	
(1-12) <b>G</b>		(1-12) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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