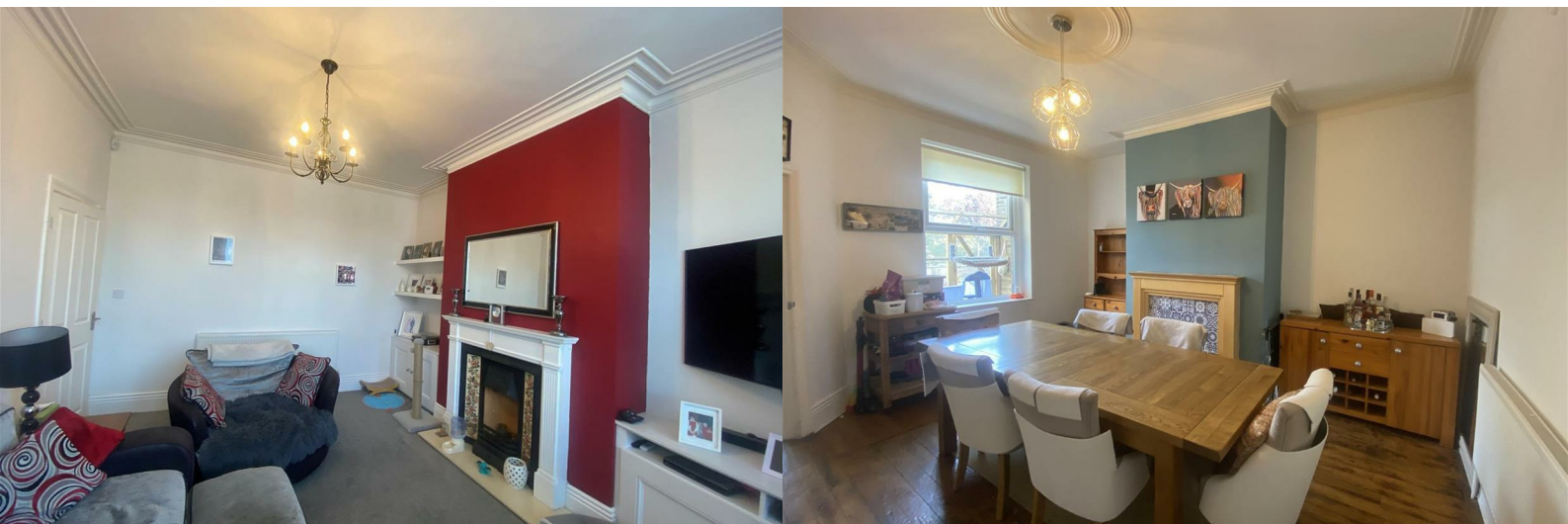




998 Bradford Road

East Bierley, Bradford, BD4 6PB

£205,000



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****SPACIOUS FAMILY HOME** EAST BIERLEY**CATCHMENT FOR BBG SCHOOL****

A well presented deceptively spacious four bedroom family home which is set over three floors and comprises: entrance hall, lounge, dining room, kitchen, cellar, three first floor bedrooms, house bathroom, further attic bedroom with en-suite. Small garden to rear and detached double garage, Located in a very popular and convenient location ideal for commuting to Leeds or Bradford and within easy reach of the motorway networks as well as Birkenshaw Village Centre.

*****TO VIEW CALL YORKSHIRE RESIDENTIAL 01274 606167*****

Entrance Hall

Exposed wooden floorboard and radiator.

Lounge

17'5" x 12'1" (5.31m x 3.68m)

Feature fireplace . Bay window. Radiator and built-in storage.

Dining Room

15'11" x 12'8" (4.85m x 3.86m)

Exposed wooden flooring and radiator.

Kitchen

12'0" x 6'1" (3.66m x 1.85m)

Fitted with a range of wall and base units with integrated hob, oven and extractor over. Stainless steel sink unit. Plumbing for dishwasher. Access to rear.

Cellar

With power and light. Ideal for storage. Plumbing for washing machine.

Landing

Access to attic. Under stairs storage cupboard.

House Bathroom

7'1" x 6'11" (2.16m x 2.11m)

Four piece white suite comprising low level wc, pedestal wash hand basin , panelled bath and walk-in shower cubicle. Majority tiled. Heated towel radiator and inset spotlighting.

Double Bedroom 1

15'0" x 10'4" (4.57m x 3.15m)

Radiator.

Double Bedroom 2

14'4" x 10'5" (4.37m x 3.18m)

Radiator.

Single Bedroom 3

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

Radiator.

Attic Double Bedroom

23'6" reducing to 15'0" x 11'4" (7.16m reducing to 4.57m x 3.45m)

Built in wardrobes, inset spotlighting and radiator.

En-Suite

8'0" x 9'0" (2.44m x 2.74m)

Three piece white suite comprising low flush wc,

wash hand basin set into vanity unit and panelled bath with shower over and screen. Heated towel radiator. Inset spotlighting.

Exterior

Double detached garage with power and light.



Road Map



Hybrid Map



Terrain Map

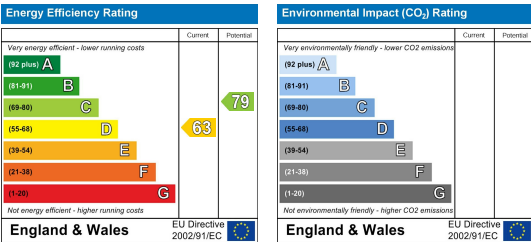


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.