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Bierley House Avenue, Bradford, BD4

4 2 1 EPC C

Asking Price: £263,000

Freehold



Bierley House Avenue, Bradford, BD4 6BS

4 Bedrooms
2 Bathrooms
1 Reception Rooms

Asking Price: £263,000

- Three/Four Bedroom Detached Home
- Versatile Ground Floor Bedroom/Summer House
- Spacious Lounge With Bay Window
- Generous Kitchen Diner
- En-Suite, Family Bathroom & Downstairs WC
- Enclosed Garden & Covered Off-Road Parking
- Council Tax Band: D
- EPC Rating: C

LOOKING FOR A HOME THAT OFFERS THAT LITTLE BIT EXTRA? Whitegates are delighted to introduce this attractive three/four bedroom detached family home, occupying a prominent corner position within a popular residential development in Bierley.

Offering a fantastic combination of space, practicality and flexibility, this property has plenty to offer growing families, those working from home or buyers simply wanting room to spread out.

Step inside to discover a welcoming entrance hallway leading through to a bright and spacious living room, where a charming bay window allows natural light to flood the space. The generously proportioned kitchen diner provides the perfect setting for everything from busy family breakfasts to relaxed evening meals, with ample room for dining and entertaining.

THE REAL BONUS? A versatile ground-floor bedroom/summer house! Whether you're looking for a potential fourth bedroom, a peaceful home office, a hobby room or your very own retreat away from the main living areas, this additional space opens up a world of possibilities.

Upstairs, the property continues to impress with three bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, making the layout particularly practical for family life.

Outside, the enclosed rear garden provides a lovely space to enjoy warmer days, with a lawn, established greenery and a paved seating area offering plenty of potential for outdoor dining and relaxation.







GROUND FLOOR

Entrance Hall

A welcoming entrance hallway providing access to the ground-floor accommodation, with stairs leading to the first floor.

Cloakroom/W.C.

A convenient ground-floor cloakroom fitted with a WC and wash hand basin.

Living Room

14'6" x 11'9" (4.42m x 3.58m)

A bright and generously proportioned reception room featuring three windows including a charming bay window, allowing plenty of natural light. Offering ample space for comfortable seating and family relaxation.

Kitchen/Diner

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

A spacious kitchen diner fitted with a range of wall and base units, complementary work surfaces, integrated oven and gas hob. Housing the boiler and plumbing for a washing machine. Window to the front elevation with french door to the rear garden. Plenty of room for a family dining table, creating a practical space for everyday living and entertaining.

Ground Floor Bedroom / Summer House

16'3" x 8' (4.95m x 2.44m)

A fantastic addition to the property, offering versatile accommodation with direct access from the garden. Ideal for use as a fourth bedroom, home office, hobby room or relaxing summer house.



FIRST FLOOR

Landing

Double glazed window to the rear elevation with a radiator.

Master Bedroom

11'8" x 7'6" (3.56m x 2.29m)

A well-proportioned double bedroom with space for bedroom furniture and the added benefit of a built in wardrobes and private en-suite shower room.



En-Suite

Fitted with a shower enclosure, wash hand basin and WC, complemented by tiled walls.

Bedroom Two

10'5" x 9'4" (3.18m x 2.84m)

Another generously sized bedroom offering comfortable accommodation, with space for a double bed and additional furniture.



Bedroom Three

8'7" x 6'9" (2.62m x 2.06m)

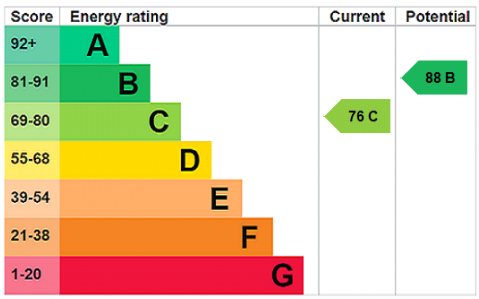
Two double glazed windows and a radiator.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC, with tiled walls and a frosted window.

EXTERNALLY

Occupying a corner position, the property benefits from an enclosed rear garden featuring a lawn, established shrubs and a paved seating area. Off-road parking area provides additional convenience.




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Ground Floor





Floor 1

Approximate total area(1)

921 ft²

85.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.