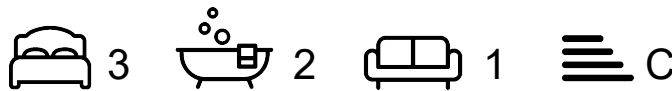




## Bierley House Avenue

Bradford, BD4 6JP

Asking Price £165,000



This three-bedroom semi-detached house is offered **\*\*for sale\*\*** in the Bierley area of Bradford and is currently tenanted, making it particularly suited to an investment landlord.

The ground floor features a separate reception room, providing a defined living area, a downstairs w/c, and a kitchen with dining space, offering practical accommodation for day-to-day living. Upstairs, there are two double bedrooms and one single bedroom, together with a family bathroom, giving flexible use for families or sharers. Parking is available, adding convenience for residents and visitors.

The property is well placed for local amenities, with everyday shops and services accessible in the surrounding area, including on the nearby Tong Street corridor and towards Bradford city centre. A selection of nearby schools serves the locality, appealing to those seeking a rental property with family demand.

Public transport links are available via local bus routes into Bradford city centre, where Bradford Interchange provides rail and onward bus connections across West Yorkshire, including services to Leeds in around 20 minutes and further regional destinations. Road links are convenient, with access towards the M62 and wider motorway network for commuting to Leeds, Huddersfield and beyond.



## GROUND FLOOR

Hallway

W/C

Livingroom 11'8" x 14'9" (3.57 x 4.51)

Kitchen Diner 14'9" x 7'7" (4.50 x 2.32)

## FIRST FLOOR

Bedroom One 8'0" x 11'5" (2.44 x 3.49)

Bedroom Two 6'11" x 10'8" (2.13 x 3.26)

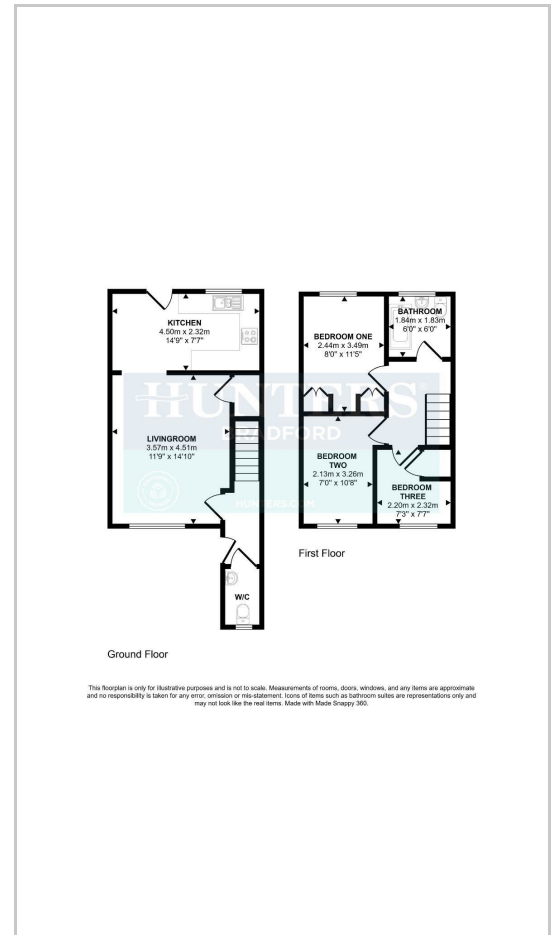
Bedroom Three 7'2" x 7'7" (2.20 x 2.32)

Family Bathroom 6'0" x 6'0" (1.84 x 1.83)

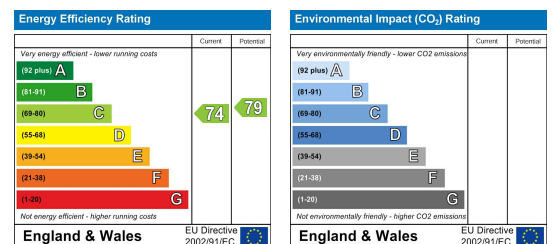
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>