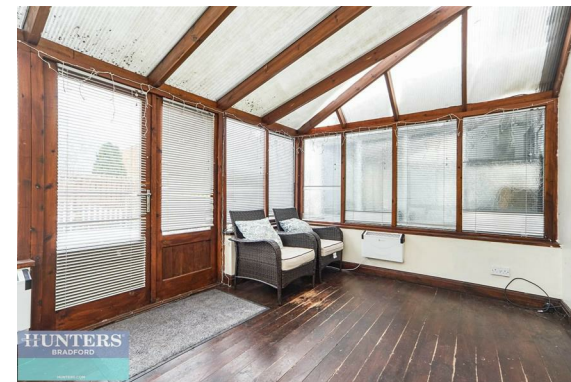




Hambleton Avenue, Bierley, Bradford, West Yorkshire, BD4 6BA

- *** NO CHAIN ***
- KITCHEN DINER
- GROUND FLOOR WC
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CONSERVATORY
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES AND THE M62 MOTORWAY NETWORK
- EPC RATING GRADE C

Offers Over £160,000

Hambledon Avenue, Bierley, Bradford, West Yorkshire, BD4 6BA

DESCRIPTION

This home is offered with no chain, providing a smooth transition for prospective buyers.

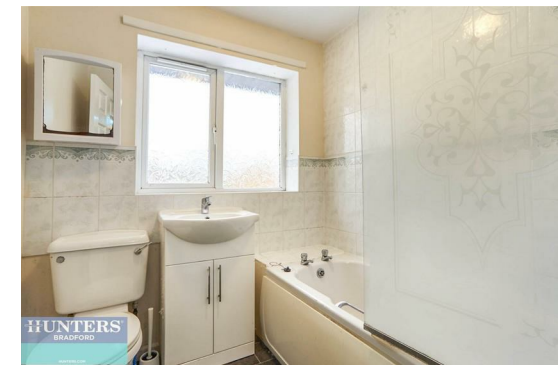
Nestled in the desirable area of Bierley, Bradford, this charming semi-detached family home on Hambledon Avenue offers a perfect blend of modern living and convenience. Built in 2002, this new build property boasts a spacious layout, featuring three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space.

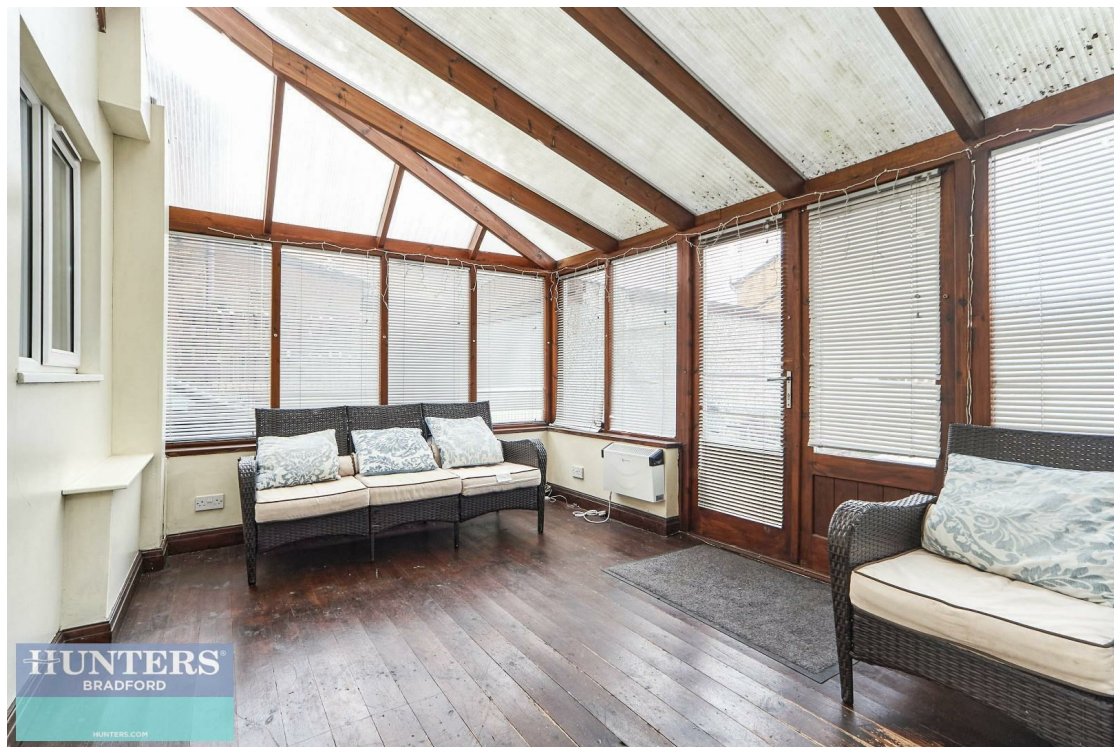
Upon entering, you are welcomed into the hallway, leading to a bright reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the kitchen diner, which provides an inviting space for family meals and entertaining guests. Additionally, a delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoor space.

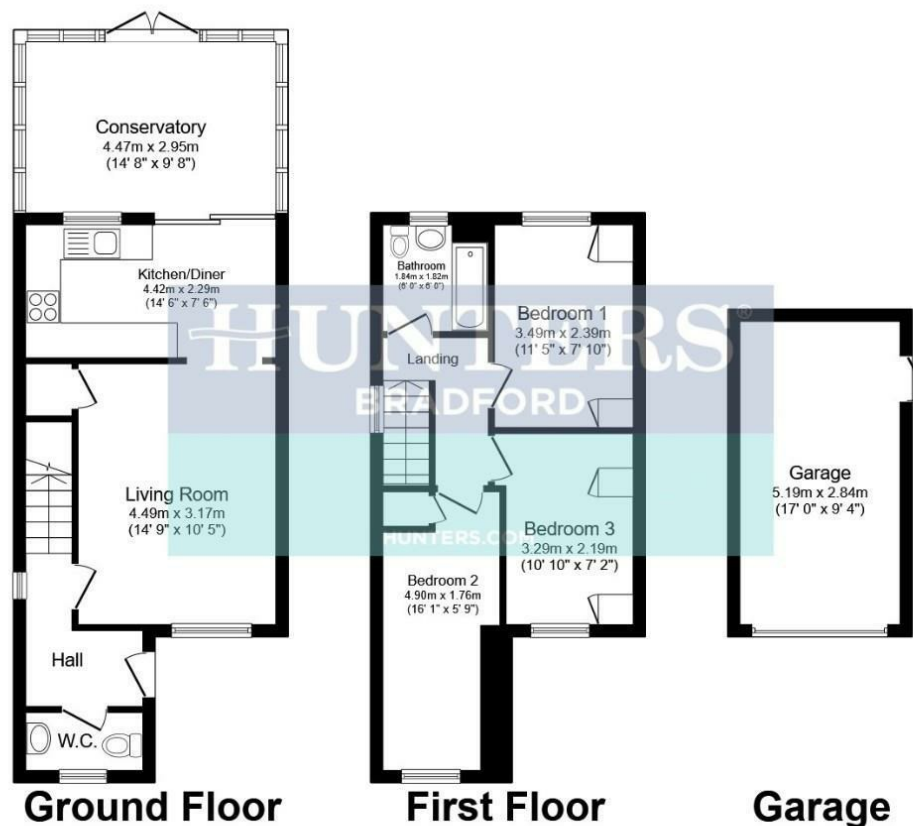
Practicality is key, with a ground floor WC adding to the convenience of daily living. The property is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons. With parking available for three vehicles, you will find this home caters to the needs of modern life.

Situated close to local amenities, this property also benefits from easy access to the M62 motorway network, making commuting a breeze. The council tax band is B, and a Energy Performance Certificate rating grade C.

If you are looking for a well-appointed family home in a vibrant community, this property on Hambledon Avenue is not to be missed.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

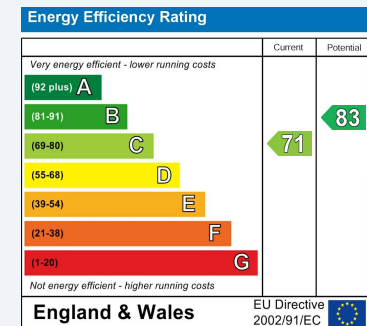
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.