



Bierley House Avenue, Bierley, Bradford Shared Ownership Development

Introducing the perfect 3 bed family home that can accommodate up to 5 persons. The Settle has been specially designed to provide the best in contemporary living. On the ground floor you have a spacious lounge with through access to the kitchen/dining which comes with a fully fitted kitchen, integrated oven appliance and chrome finishes. You also have convenient access to a downstairs toilet facility and a small storage area which could be utilised as a cloakroom to suit.

Reaching the first floor, you will discover three bedrooms, two double sized bedrooms and a further single bedroom. This could perhaps be used as a nursery or study. You will also benefit from a reasonably sized family bathroom.

The property offers a good medium sized garden to the rear and parking to the front.

This property also incorporates modern energy efficiency and design.



The Settle

Making Homes Affordable





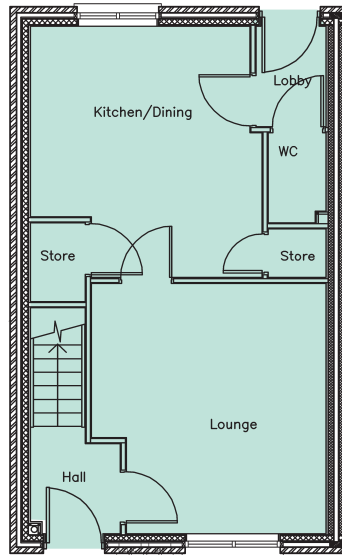
About Bierley House Avenue, Bierley

The location of Bierley House Avenue is convenient for those who regularly commute to Leeds or Bradford City Centre which is just 2.5 miles away. With easy access to the motorway, you also have the convenience of frequent bus services to Leeds, Halifax and Bradford.

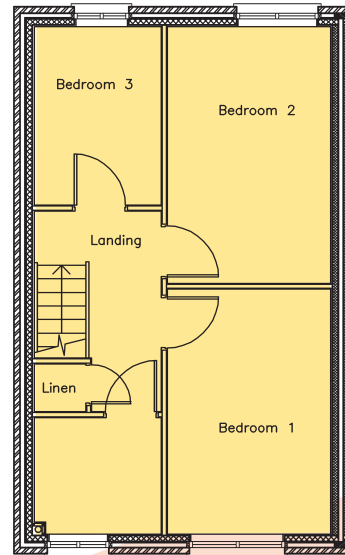
Nearby you have the convenience of a 24 hour Asda superstore. The Bradford Bulls Stadium and Richard Dunn Sports Centre are also conveniently located for fun family days out.

Directions

From Bradford City Centre. Head Southbound on the A650 Wakefield Road (signposted Wakefield, Keighley, Skipton, Leeds, and Harrogate). At second major roundabout on A650, take the third right onto A6177 (Rooley Lane). At the first roundabout take the first left onto Burnham Avenue, then take a right turn onto Heath Hall Avenue. Take your next left onto Bierley House Avenue and follow the road until you approach the mini-roundabout. Plots 86-90 Bierley House Avenue are located on your left.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR	Metres(Sq)	Imperial(Sq)
Lounge	15.68	51.44
Dining/Kitchen	14.79	48.5
WC	1.50	4.94

FIRST FLOOR	Metres(Sq)	Imperial(Sq)
Bedroom 1	11.04	36.25
Bedroom 2	11.46	37.5
Bedroom 3	6.53	21.42
Bathroom	6.0	19.68

* Room sizes may vary from specified. The Developer reserves the right to amend specification without prior notification. Specification and Illustrations shown are for general guidance only.

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