






## 2 Threshfield Crescent, Birkenshaw, Bradford, BD11 2AR

EXTENDED: Well appointed EXTENDED END TOWN HOUSE, that has been much improved in recent years. Now offers 3 GOOD SIZED BEDROOMS + EN SUITE. Situated in this popular part of Birkenshaw, within walking distance to the village and to Birkenshaw Primary School.

Available with NO CHAIN and IMMEDIATE POSSESSION.

Asking Price £190,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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**ENTRANCE HALL** Built in cupboard.

**LOUNGE 16'9" x 10'2" (5.1m x 3.1m)**

Fireplace with fire. Leading to:-

**CONSERVATORY 10'7" x 6'9" (3.23m x 2.06m)**

**DINING ROOM 11'1" x 6'4" (3.38m x 1.93m)**

**KITCHEN 10' x 9' (3.05m x 2.74m)**

Range of fitted units along with built in oven and hob.

**LANDING**

**MASTER BEDROOM 10'1" x 10'1" (3.07m x 3.07m)**

**EN SUITE SHOWER ROOM/W.C.** White suite with corner shower corner cubicle.

**BEDROOM 2 9'5" x 9'5" (2.87m x 2.87m)**

**BEDROOM 3 7'8" x 7'2" (2.34m x 2.18m)**

**BATHROOM** White bathroom suite with vanity sink unit.

**OUTSIDE** Occupies a corner plot with parking/drive at the front. Garden at the back.

**TENURE** Freehold

**COUNCIL TAX BAND** B - Kirklees

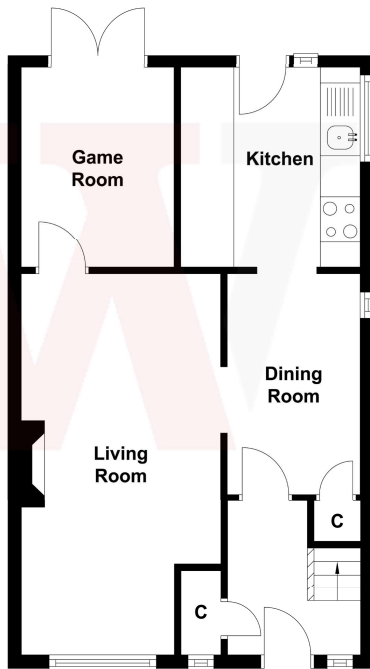
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

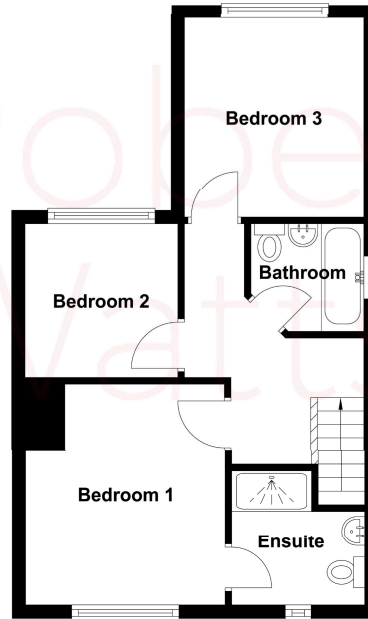
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	