



## 75 Allen Croft, Birkenshaw, Bradford, BD11 2AB

Do not miss this lovely EXTENDED END TERRACE, that is larger and different to the surrounding properties. Offers 1 DOUBLE BEDROOM, along with Lounge, Kitchen and a very useful Utility/Studio + downstairs WC. The house offers much charm and character and has the added benefit of a garden area and parking. NOT TO BE MISSED.

Asking Price £130,000

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**LOUNGE 13'9" x 13'1" max (4.2m x 4m max)**

Decorative fireplace.

**KITCHEN 10' x 9'5" (3.05m x 2.87m)**

Well equipped kitchen with 'Country' style Oak effect units, worktops and sink unit. Yorkshire stone floor.

**UTILITY ROOM/STUDIO** Useful, "multi purpose" room. Leading to:

**DOWNSTAIRS W.C.**

**LANDING**

**DOUBLE BEDROOM 13'9" x 13'1" max (4.2m x 4m max)**

Exposed brick chimney breast and decorative fireplace.

**SHOWER ROOM/W.C** Corner shower cubicle. Heated towel rail.

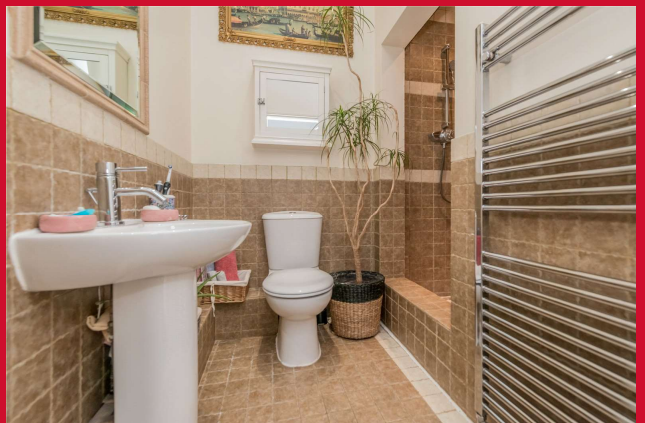
**OUTSIDE** Lovely, "courtyard" style garden area with decking terrace, along with parking.

**TENURE** Freehold

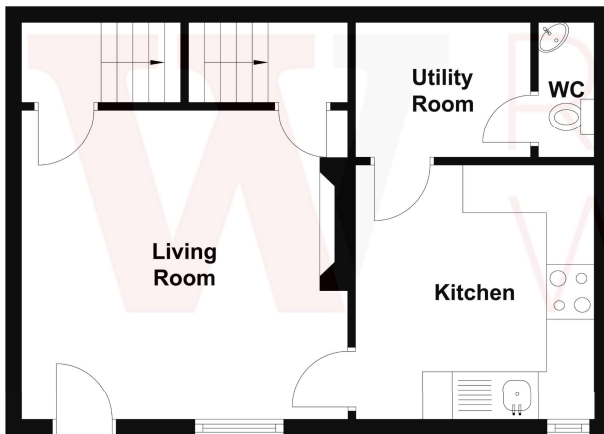
**COUNCIL TAX BAND A** - Kirklees

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.

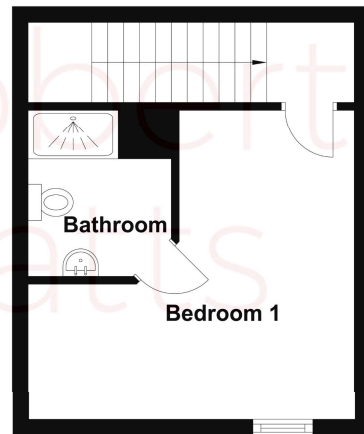




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	