



## 50 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

Modern mid-terrace home, perfectly positioned within a quiet and sought after cul-de-sac. Offering the ideal blend of style, space, and convenience, this beautifully presented property is just a short walk from local amenities, well regarded schools, and the heart of the village.

Designed with family living in mind, the home boasts three generously sized double bedrooms, including a stunning top-floor master suite complete with a dressing area and en-suite. The property is offered with no onward chain, ensuring a smooth and hassle-free move.

With its contemporary finish, spacious layout, and excellent location, this home truly ticks all the boxes.

Early viewing is highly recommended to fully appreciate all it has to offer.

**Asking Price £285,000**

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# 50 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

## GROUND FLOOR

### HALLWAY

### DOWNSTAIRS W.C.

### LOUNGE 18' x 15' max (5.49m x 4.57m max)

Good sized Living Room, that backs onto the garden. uPVC French doors.

### KITCHEN 11' x 6' (3.35m x 1.83m)

Well equipped kitchen with a range of base and walls units, worktops and sink unit. Range cooker.

## FIRST FLOOR

### BEDROOM 2 14' x 9' (4.27m x 2.74m)

### BEDROOM 3 14' x 10' max (4.27m x 3.05m max)

### HOUSE BATHROOM

## TOP FLOOR

### MASTER BEDROOM 13' x 10' (3.96m x 3.05m)

Superb, top floor Master Bedroom, with dressing room and en-suite.

### DRESSING ROOM 10' x 7' (3.05m x 2.13m)

With Velux window

**EN-SUITE** White suite. Corner shower cubicle. Velux window.

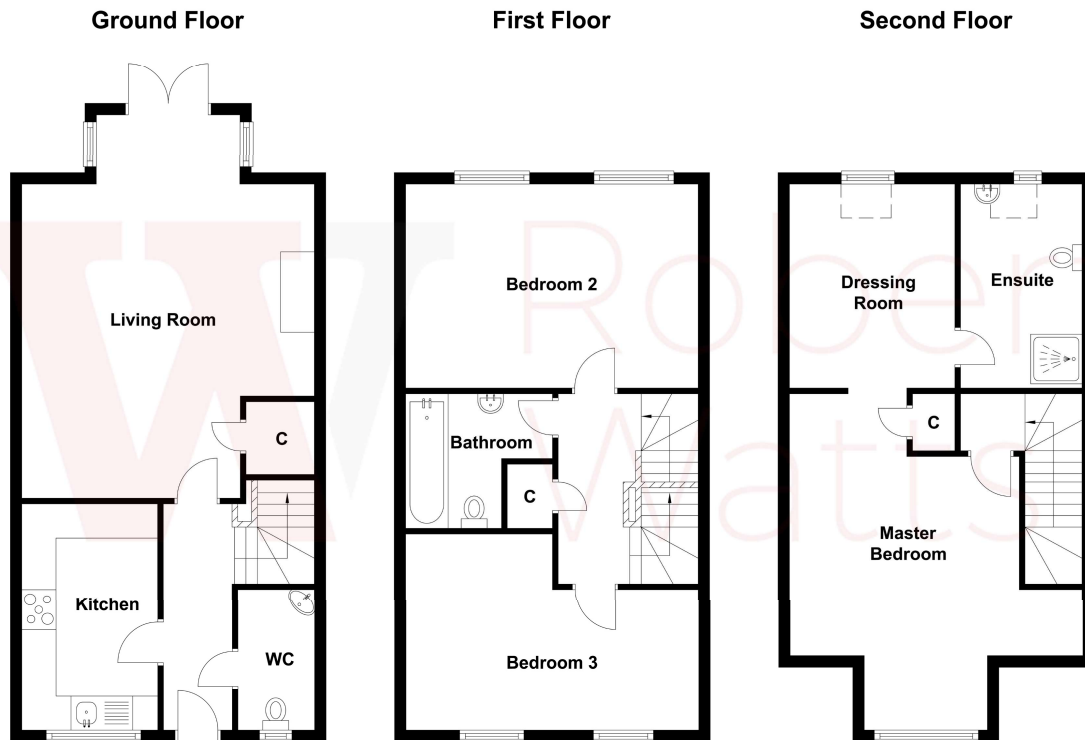
**OUTSIDE** Enclosed garden at the back with decking terrace. Garage at the side. Off-road parking.

**PLEASE NOTE** The Seller has advised there is a £44.00 monthly maintenance fee for the playground.

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |