



5 Sherburn Close, Birkenshaw, Bradford, BD11 2JJ

NO CHAIN: Situated just off Station Lane in Birkenshaw, is this well appointed Detached that provides family sized 4 Bedroomed accommodation. Occupying a cul de sac location, opposite Birkenshaw Primary School and in the catchment area for BBG Academy. The house is in need of updating, but this is reflected in the sensible price and has lovely gardens, drive and garage.

The accommodation comprises: Hall, Lounge, Kitchen, Dining Room, 4 Bedrooms & Showerroom.

Asking Price £350,000

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HALLWAY

LOUNGE 17' x 10'8" (5.18m x 3.25m)

Sliding patio doors.

DINING ROOM 15' x 9'5" max` (4.57m x 2.87m max`)

Good sized extended Dining Room.

BREAKFAST KITCHEN 17' x 12'7" (5.18m x 3.84m)

Extended Kitchen, with range of base and wall units.

SIDE ENTRANCE Access to Garage

1ST FLOOR

BEDROOM 1 12'7" x 10'8" (3.84m x 3.25m)

Fitted wardrobes.

BEDROOM 2 11'4" x 8'2" (3.45m x 2.5m)

Fitted wardrobes.

BEDROOM 3 11'1" x 10'8" (3.38m x 3.25m)

BEDROOM 4 6'8"x 6'2" (2.03mx 1.88m)

SHOWER ROOM Corner shower cubicle. Tiled walls and flooring.

SEPARATE W.C.

OUTSIDE Occupies a cul de sac position, with driveway and Integral Garage (16'4" x 7'8" approx`). At the back lovely, larger than average well stocked and private garden. Decking terrace.

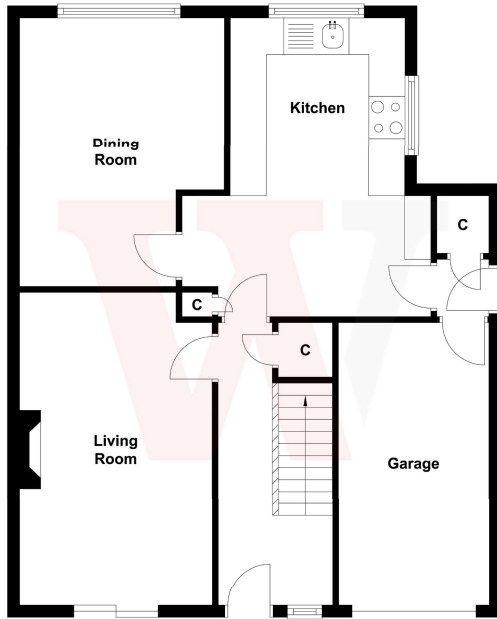
TENURE Freehold

COUNCIL TAX BAND E - Kirklees

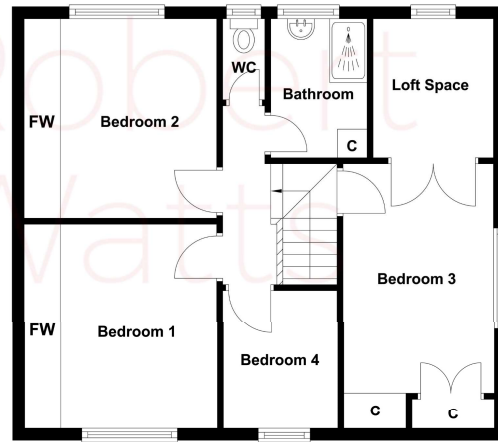
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	