



## **41 Town Street, Birkenshaw, Bradford, West Yorkshire, BD11 2HX**

**3 BEDROOMS:** Well presented CHARACTER COTTAGE, which is situated in this ever popular part of Birkenshaw. Provides 3 DOUBLE BEDROOMED accommodation. This lovely property benefits from Central Heating, uPVC DG and front GARDEN and is available with NO CHAIN.

The accommodation comprises: Entrance Vestibule, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £195,000**

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**LOUNGE 15' x 15' (4.57m x 4.57m)**

Feature "period style" fireplace with open fire.

**DINING KITCHEN 13' x 10' (3.96m x 3.05m)**

Country style kitchen with range of wall and base units, worktops and display cabinets. Range cooker.

**REAR ENTRANCE** With access to:-

**CELLAR**

**LANDING** Additional WC.

**BEDROOM 1 10' x 9' max (3.05m x 2.74m max)**

**BEDROOM 2 11' x 8' (3.35m x 2.44m)**

**BEDROOM 3 14' (4.27) x 5' (1.52) inc to 10' (3.05) including walk in wardrobe**

**BATHROOM/W.C.** White bathroom suite with shower over bath.

**ADDITIONAL W.C.**

**EXTERIOR** Pleasant cottage garden to the front. To the rear is secure and shared block paved area, access by a locked gate shared between all residents. In addition there is a small outhouse that is ideal for storage etc.

**COUNCIL TAX BAND C** - Kirklees

**TENURE** Freehold

**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.

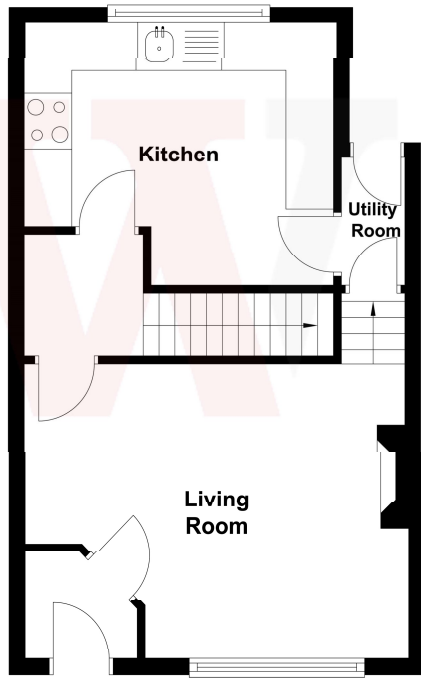
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

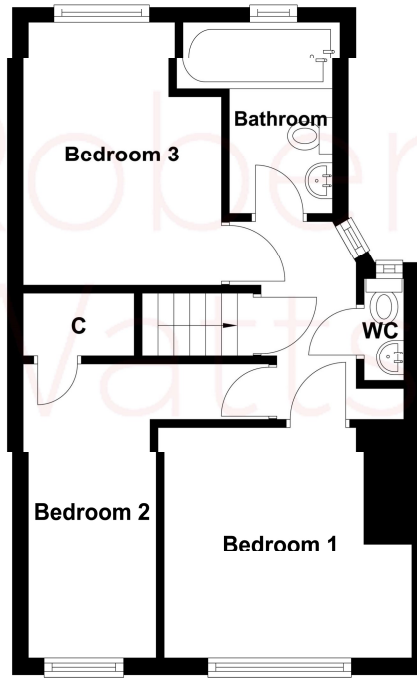




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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