



59 Allen Croft, Birkenshaw, Bradford, BD11 2AB

FAST TRACK SALE -QUICKER COMPLETION: Ask for more information.

Lovey well presented "Period Style "Semi Detached providing good sized accommodation. With 3 Bedrooms, together with pleasant garden and driveway/parking. Situated in this popular part of Birkenshaw, in walking distance to the local shops on Bradford Road and within catchment for BBG Academy. Must be viewed to appreciate.

Available with NO CHAIN.

Asking Price £210,000

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FAST TRACK SALE This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 including VAT, on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL Central heating radiator

LOUNGE 15'6" x 13'3" max (4.72m x 4.04m max)

Stripped polished flooring. Period style ceiling rose and coving. Double glazed window, central heating radiator.

DINING KITCHEN 16' x 14'3" max (4.88m x 4.34m max)

Well equipped kitchen with a range of modern wall and base units with complimentary roll edge work tops with inset single drainer stainless steel sink unit with mixer tap. Built in oven and cooker hood. Plumbed for an automatic washing machine and dishwasher. Inset spotlights.

Part tiled walls, double glazed windows, central heating radiator.

CELLAR Having useful storage, with central heating radiator.

BEDROOM 1 14'7" x 10'2" max (4.45m x 3.1m max)

Double glazed window, central heating radiator.

BEDROOM 2 9'9" x 15'6" max (2.97m x 4.72m max)

Double glazed window, central heating radiator.

BEDROOM 3 11'3" x 5'6" (3.43m x 1.68m)

Double glazed window, central heating radiator.

BATHROOM Three piece white bathroom suite, comprising of bath with electric shower over, pedestal wash hand basin with low flush. Partly tiled walls, inset spotlights, double glazed window Heated ladder style towel rail.

OUTSIDE Small garden to the front. Driveway at the side, parking for 2 cars. Pleasant garden to the rear.

TENURE Freehold

COUNCIL TAX BAND B - 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.





Please note this floor plan is not to scale and should not be relied on as a basis to let the property. Plan produced using Planific.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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