



616 Bradford Road, Birkenshaw, Bradford, BD11 2LU

Stone built Semi Detached, offering deceptively spacious accommodation over 3 floors. The property is need of updating in keeping with today's modern standards and offers great potential to add value as the lower ground floor could be converted (subject to building regulations). Situated in this ever popular location, within walking distance to BBG Academy and to Birkenshaw Village.

The accommodation comprises: Entrance hall lounge, dining kitchen, large basement and two vaulted cellar rooms, 3 bedrooms and a shower room.

Asking Price £169,950

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GROUND FLOOR

ENTRANCE HALL

LOUNGE 20'5" (6.22) x 14'7" (4.45) (into alcove)

Feature fireplace with gas fire.

KITCHEN DINER 20'1" x 13'7" (6.12m x 4.14m)

Well equipped kitchen with base and wall units. Built in double oven with a separate hob and extractor fan.

LOWER GROUND FLOOR Rear entrance hall.

BASEMENT CELLAR

CELLAR 9'9" x 15'4" (2.97m x 4.67m)

1ST FLOOR

LANDING

DOUBLE BEDROOM 1 17'9" x 12' (5.4m x 3.66m)

Fitted wardrobes

DOUBLE BEDROOM 2 20'4" x 10'5" (6.2m x 3.18m)

BEDROOM 3 16' (4.88) x 8' (2.44) narrowing to 6'5" (1.96)

SHOWER ROOM/WC 12'5" x 6'9" MAX (3.78m x 2.06m MAX)

Corner shower cubicle

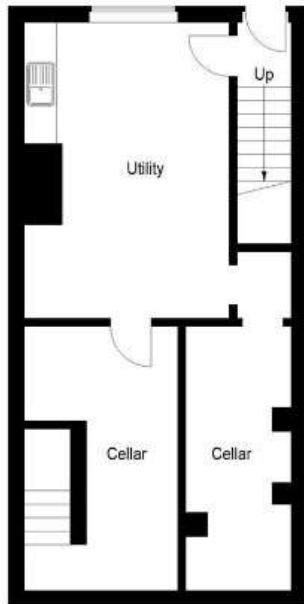
OUTSIDE Initial shared driveway providing off street parking with garden to the rear.

COUNCIL TAX Band B - Kirklees

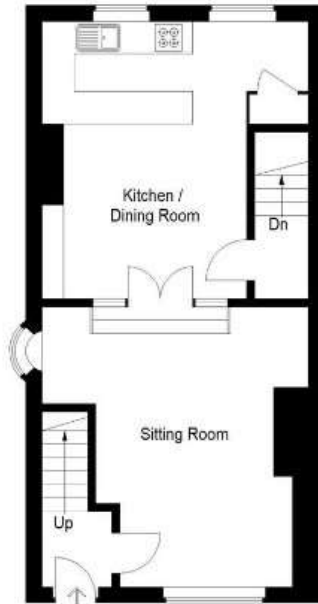
TENURE Freehold

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.

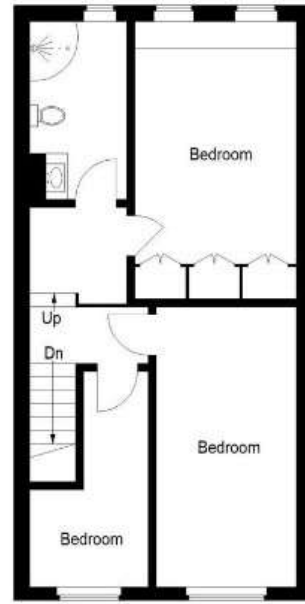




Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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