



31 Royds Avenue, Birkenshaw, Bradford, BD11 2LD

Do not miss out on this lovely EXTENDED SEMI DETACHED, situated in this ever popular location. Close and within walking distance to BBG Academy. The house has the great benefit of having a REAR DOUBLE EXTENSION, giving a larger kitchen and 3 BEDROOMS. Outside, good sized back garden, ideal for the kids to play out.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Utility, 3 Bedrooms & Bathroom.

Asking Price £250,000

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ENTRANCE HALL

LOUNGE 13' x 12'7" (3.96m x 3.84m)

Feature fireplace with fire. French doors the kitchen.

DINING KITCHEN 14'7" (4.45) x 9'6" (2.9) + 16'5" (5) x 7'6" (2.29)

Well equipped extended kitchen with a range of base and wall units, wooden worktops and Belfast sink unit. Tiled flooring. Integrated fridge and freezer. uPVC French doors to the garden.

UTILITY ROOM 6'4" x 6'2" (1.93m x 1.88m)

with access to the side.

LANDING

BEDROOM 1 13'4" (4.06) max x 11'3" (3.43) max

BEDROOM 2 10'5" x 7'4" (3.18m x 2.24m)

Extended Double Bedroom.

BEDROOM 3 8' x 6'9" (2.44m x 2.06m)

BATHROOM/W.C 3 piece white bathroom suite with shower over the bath. Tiled walls and floor.

LOFT ROOM Useful Loft room with Velux roof light. Decorated and carpeted. Would make an ideal home office space.

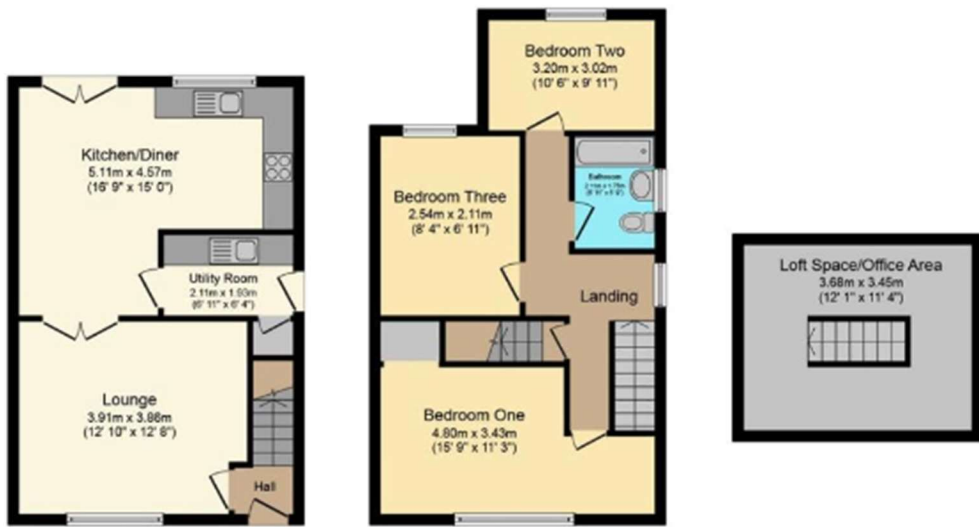
OUTSIDE The house has a lovely, good sized garden at the back, great for the kids to play out. Plus there is a paved patio terrace. At the front, driveway and flagged garden.

TENURE Freehold

COUNCIL TAX BAND C - 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 Floor area 45.0 sq. m. (484 sq. ft.) approx
First Floor Floor area 48.0 sq. m. (517 sq. ft.) approx
Attic Floor Floor area 16.0 sq. m. (172 sq. ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(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	