



8 St. Pauls Avenue, Birkenshaw, Bradford, BD11 2JZ

CORNER PLOT: Impressive Semi Detached, occupying a lovely larger than average plot with landscaped gardens. The house has been much improved in recent years and is situated in a cul de sac position within walking distance to Birkenshaw Village. Providing 2 BEDROOMS + Dormer Room. NOT TO BE MISSED.

The accommodation comprises: Lounge, Kitchen, Conservatory, Bedroom 1, Wet Room, Bedroom 2 & Bathroom. Dormer Room to first floor.

Asking Price £265,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

8 St. Pauls Avenue, Birkenshaw, Bradford, BD11 2JZ

DINING KITCHEN 16'6" x 10'8" (5.03m x 3.25m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit.

CONSERVATORY In uPVC.

LOUNGE 12'9" x 10'8" (3.89m x 3.25m)**BEDROOM 1 13'6" x 10'8" (4.11m x 3.25m)**

EN-SUITE WET ROOM/W.C. Heated towel rail.

BEDROOM 2 11'9" x 9'4" (3.58m x 2.84m)**FIRST FLOOR****DORMER ROOM 16'4" x 16' (4.98m x 4.88m)**

Converted Dormer Room that is not classed as a Bedroom, but could be used as an occasional bedroom/office etc. Central staircase, with storage to the eaves.

BATHROOM/W.C. 8'3" x 7' (2.51m x 2.13m)

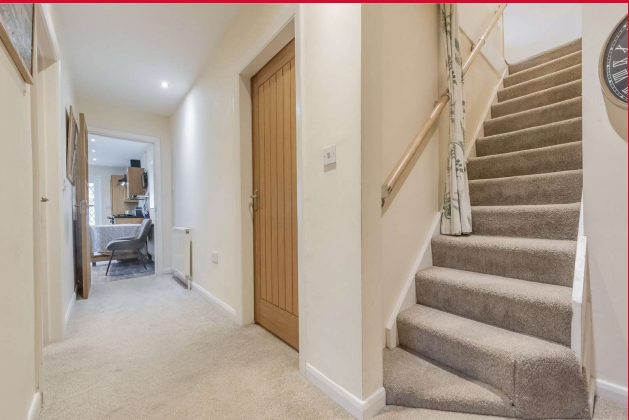
White bathroom suite with shower over the bath. 1/2 tiled walls.

OUTSIDE The bungalow occupies a larger than average corner plot position, with lovely landscaped garden at the back. Includes paved patio terrace and Pergola. At the front, lawned garden and driveway, plus garage.

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



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(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	