



15 Heathfield Lane, Birkenshaw, Bradford, BD11 2DP

Early viewing is essential on this "quirky" property. Well presented DETACHED "COACH HOUSE" that offers accommodation all on 1st floor level. Superbly presented with 2 BEDROOMS and forms part of this ever popular development in Birkenshaw., the house is detached and freehold and has an INTEGRAL GARAGE.

The accommodation comprises: Entrance Hall, Stairs to 1st floor, Lounge/Diner, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £195,000

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ENTRANCE HALL Entrance hall leading to 1st floor.

LOUNGE 17'5" x 15'2" Max (5.3m x 4.62m Max)

KITCHEN 12'3" x 8'2" (3.73m x 2.5m)

Well equipped kitchen with a range of base and wall units. Worktops and sink unit. Built in oven, hob and extractor fan. Integrated fridge freezer.

BEDROOM 1 10'4" x 8' (3.15m x 2.44m)

BEDROOM 2 10'4" x 9'7" (3.15m x 2.92m)

BATHROOM 3 piece white bathroom suite. Shower over the bath.

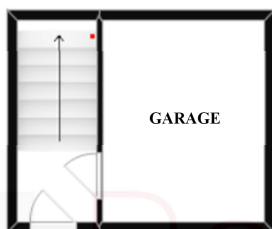
GARAGE 17'8" x 9'4" (5.38m x 2.84m)

Good sized garage.

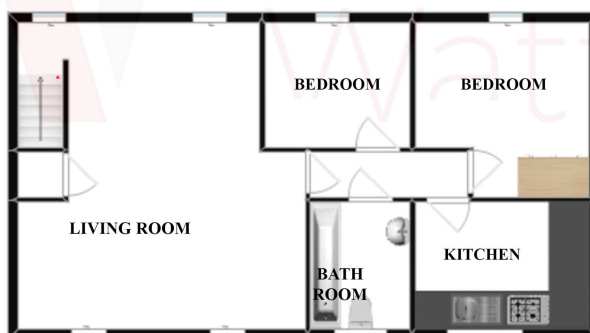
OUTSIDE Located between numbers 11 & 17 Heathfield Lane, with own driveway/parking and integral garage. EV charger

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		95
(81-91) B	81	
(69-80) C		
(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	