






## 912 Bradford Road, Birkenshaw, Bradford, BD11 2BE

Charming Victorian end of terrace house, boasting a delightful blend of character and modern comforts. This homely property comprises three bedrooms, with en suite to master bedroom, providing ample space for a growing family. Elegantly designed and carefully maintained. The outdoor space is a true highlight of this property, featuring a lovely garden, ideal for al fresco dining, gardening enthusiasts, or simply unwinding after a long day.

Situated in a sought-after location, this property benefits from excellent transport links, local amenities, and reputable schools, including BBG Academy. Viewing is a must.

**Guide Price £269,500**

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**HALLWAY** Built in storage cupboard.

**LOUNGE 14'6" x 12'11" max (4.42m x 3.94m max)**

Feature fireplace built into chimney breast with log burner stove. Double doors to conservatory.

**DINING ROOM/SITTING ROOM 15' x 14'8" max (4.57m x 4.47m max)**

Attractive feature fireplace with built in gas fire.

**KITCHEN 11'5" (3.48) x 8' (2.44) Archway open to the Lounge**

Well equipped kitchen with a range fitted kitchen units, worktops and sink unit. Built in oven, separate hob and extractor fan.

**CONSERVATORY** in uPVC. Backing onto the garden.

**LANDING**

**MASTER BEDROOM 14'3" (4.34) x 10'6" (3.2) into alcove**

Fitted wardrobes and additional built in storage cupboard.

**EN-SUITE SHOWER ROOM/W.C.** White suite with corner shower cubicle.

**DOUBLE BEDROOM 2 14'4" x 12'6" max (4.37m x 3.8m max)**

Fitted wardrobes.

**BEDROOM 3 8'9" x 8'5" (2.67m x 2.57m)**

Good sized Bedroom 3.

**BATHROOM/W.C. 11'1" x 6'2" (3.38m x 1.88m)**

White bathroom suite with Vanity sink unit. Heated towel rail. Built in cupboard with plumbing for washer and dryer.

**OUTSIDE** Occupies a good sized plot. Lovely, well kept landscaped rear garden, with lawned area, patio terrace and gazebo. Greenhouse. Garage.

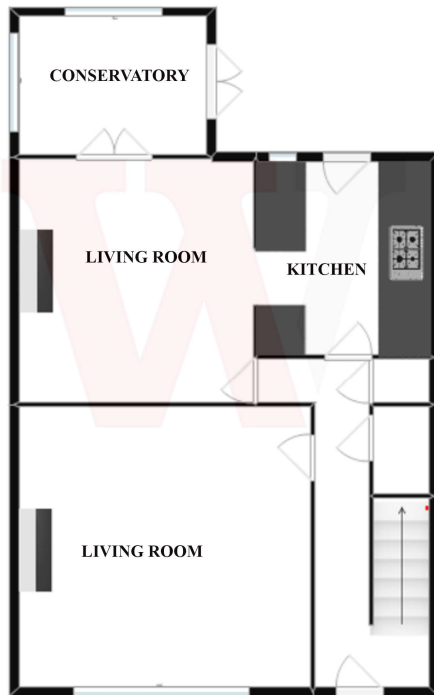
**TENURE** Freehold

**COUNCIL TAX BAND** C

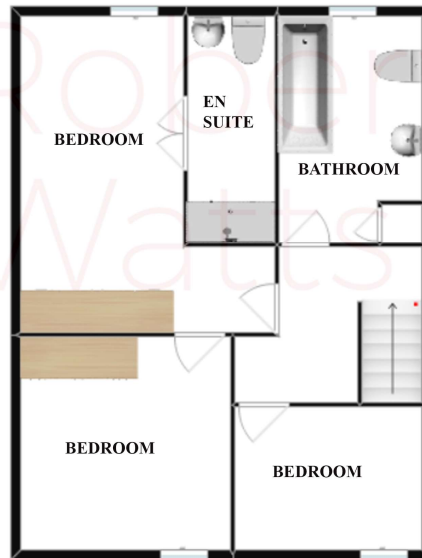
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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