



13 St. Pauls Road, Birkenshaw, Bradford, BD11 2JY

NO CHAIN: Great opportunity for to buy a good sized Inner Town House, that provides 3 Bedrooms. Situated in this cul de sac location, off Old Lane. Close to Birkenshaw Village and both Birkenshaw Primary School and BBG Academy. The house is in need of updating in keeping with today's modern standards, but this is reflected in the price. Has off street parking and pleasant rear garden.

Asking Price £145,000

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ENTRANCE HALL

LOUNGE 16'7" x 11'9" (5.05m x 3.58m)

DINING KITCHEN 16'7" x 11'1" max (5.05m x 3.38m max)

Selection of kitchen units, worktops and sink unit.

LANDING

BEDROOM 1 14'6" x 8'5" (4.42m x 2.57m)

BEDROOM 2 12'3" x 5'4" (3.73m x 1.63m)

BEDROOM 3 11'7" x 8' (3.53m x 2.44m)

BATHROOM/W.C. White bathroom suite.

OUTSIDE Garden to front with driveway. Pleasant garden to rear.

TENURE Freehold

COUNCIL TAX BAND A - 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		88
(69-80) C		
(55-68) D	59	
(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	