



## 7 James Street, Birkenshaw, Bradford, West Yorkshire, BD11 2JB

PERFECT STARTER HOME FOR FIRST TIME BUYERS

Ideal for First Time Buyers & or Investor Landlords for Buy to Let, is this lovely Front Terrace that is well presented throughout. Provides 2 Bedrooms, with converted basement cellar that is now used as an office space. Situated in the heart of Birkenshaw Village. NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Basement Room, 2 Bedrooms & Bathroom.

**Asking Price £130,000**

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**ENTRANCE HALL** uPVC door.

**LOUNGE 14'5" (4.4) x 10'8" (3.25) into alcove**

Decorative electric fire. Laminate flooring.

**'L' SHAPED KITCHEN 10'3" (3.12) x 5'9" (1.75) + recess**

Well equipped modern fitted kitchen, base and wall units, wooden worktops and sink. Built in oven and induction hob. Integrated fridge freezer.

**BASEMENT ROOM 13' (3.96) x 5' (1.52) + store room**

Having been tanked out to make a useful basement room. Currently used as an office space, plus an additional useful storage room.

**LANDING**

**BEDROOM 1 10'8" x 9'5" max (3.25m x 2.87m max)**

**BEDROOM 2 11'1" (3.38) x 5'9" (1.75) + recess**

Useful built in storage cupboard.

**BATHROOM/W.C.** Modern white bathroom suite with corner bath, overhead shower and shower screen. Part tiled walls.

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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