



21 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

NO CHAIN: Well appointed dormer style 2/3 bed roomed Semi Detached, situated in this ever popular part of Birkenshaw. Houses on Tetley Drive continue to sell well and this houses offers a great opportunity for owner occupier to move in and value. It is in need of some updating in keeping with today's modern standards, but we feel this is reflected in the sensible price. Has a good sized plot with lovely rear garden.

Asking Price £225,000

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

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SIDE ENTRANCE PORCH

HALLWAY

LOUNGE 16'9" x 10'8" (5.1m x 3.25m)

Feature fireplace with electric fire. uPVC French doors leading to the garden.

DINING ROOM 11'5" x 11' (3.48m x 3.35m)

Originally Ground Floor Bedroom. Sliding patio doors leading to;-

CONSERVATORY In uPVC. Backing on the garden.

KITCHEN 9'8" x 8'9" (2.95m x 2.67m)

Range of kitchen units, worktops and sink unit. Built in double oven. Integrated Fridge and Freezer.

GROUND FLOOR BATHROOM 3 piece bathroom suite. 1/2 tiled walls.

1ST FLOOR BEDROOM 1 14' x 10'8" (4.27m x 3.25m)

1ST FLOOR BEDROOM 2 9' x 8'9" (2.74m x 2.67m)

OUTSIDE Occupies a good sized plot, with lovely back garden. To the front, small garden. Driveway at side with garage.

TENURE Freehold

COUNCIL TAX BAND C - Kirklees

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 @robertwatts_

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