



37 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Impressive MODERN END TOWN HOUSE, forming part of this understandably sought after development. Ideally located close to all the amenities of Birkenshaw village and catchment for BBG Academy. Offering spacious 4 BEDROOMED accommodation, over 3 floors with 2 EN SUITE`S. A DETAILED INTERNAL VIEWING IS ESSENTIAL.

The accommodation comprises: Ground Floor: Hallway, WC, Dining Kitchen. First Floor: Lounge, Master Bedroom with En Suite, Top Floor: 3 Bedrooms, with further En Suite and House Bathroom.

Asking Price £345,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

37 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

SWIFT MOVE LEGAL PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

GROUND FLOOR

ENTRANCE HALL Understairs storage cupboard

DOWNSTAIRS W.C.

DINING KITCHEN 19'6" x 15'1" (5.94m x 4.6m)

Good sized Dining Kitchen with a well equipped range of base and wall units, worktops and sink unit. Integrated fridge/freezer, dishwasher and washing machine. Range cooker with extractor fan. Tiled flooring. uPVC French doors leading to the garden.

FIRST FLOOR

LOUNGE 15'5" x 15'4" max (4.7m x 4.67m max)

uPVC French doors leading to balcony terrace.

MASTER BEDROOM 13'4" (4.06) x 12'4" (3.76) + wardrobes

Fitted full height and width Hammond wardrobes.

EN SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle. 1/2 tiled wall. Heated towel rail.

TOP FLOOR

BEDROOM 2 13'2" (4.01) x 9'9" (2.97) + wardrobes

Full height and width fitted Hammond wardrobes.

EN SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle. Heated towel rail

DOUBLE BEDROOM 3 13'7" x 8'6" max (4.14m x 2.6m max)

Fitted sliding Hammond wardrobes.

BEDROOM 4 11'9" x 6'6" max (3.58m x 1.98m max)

BATHROOM/W.C 7'6" x 6'1" (2.29m x 1.85m)

3 piece bathroom suite. 1/2 tiled walls. Heated towel rail.

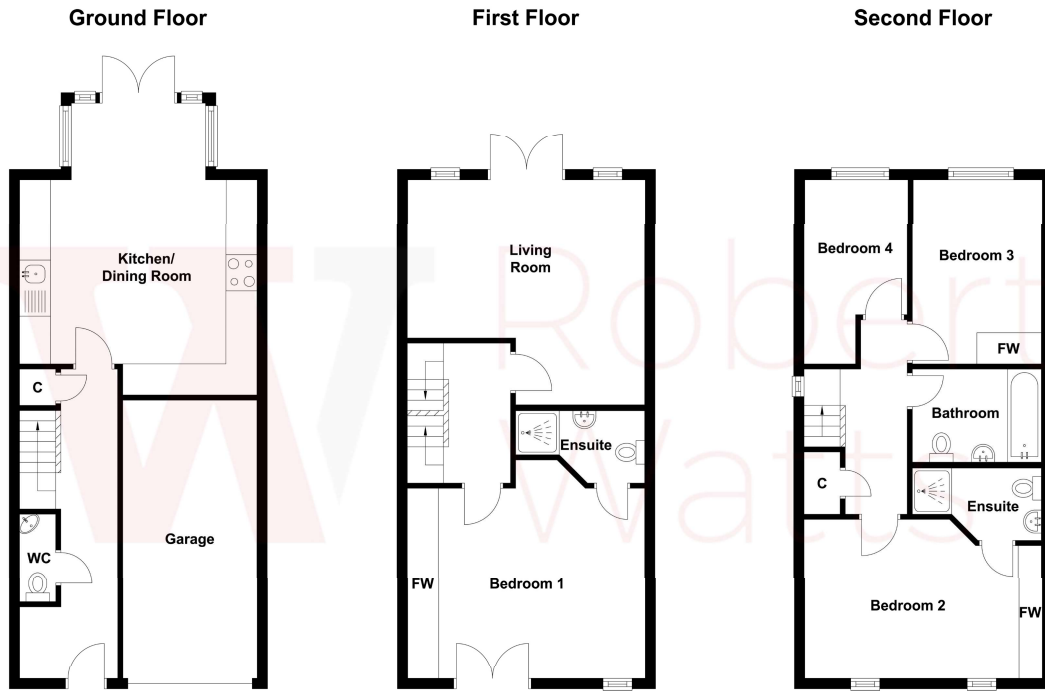
OUTSIDE Drive leading to GARAGE. Pleasant, enclosed garden to the rear.

TENURE Freehold

COUNCIL TAX BAND D - 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	81	
(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	

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

RWestateAgents
 @robertwatts_

arla | propertymark naea | propertymark