



43b Whitehall Road East, Birkenshaw, Bradford, BD11 2EQ

Good sized, extended Semi Detached Bungalow, set back from the main road in a semi secluded location. Lovely plot, with gardens and provide spacious living accommodation. With 2 Bedrooms and 3 Reception Rooms. Bungalows of style are rare to the market and such early viewing is highly recommended. NO CHAIN

Offers Over £250,000

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

43b Whitehall Road East, Birkenshaw, Bradford, BD11 2EQ

FRONT CONSERVATORY in uPVC, leading to;-

HALLWAY

LOUNGE 14'5" (4.4) x 11'9" (3.58) max into chimney breast
Feature fireplace with fire. Sliding doors to Dining Room.

DINING ROOM 11'2" (3.4) x 10'7" (3.23) + chimney breast

SITTING ROOM 11'8" x 10'9" (3.56m x 3.28m)
uPVC French doors leading to;-

CONSERVATORY 11'3" x 11'1" appox. (3.43m x 3.38m appox.)
in UPVC.

DINING KITCHEN 17' x 10'3" (5.18m x 3.12m)
Range of kitchen units.

BEDROOM 1 13'8" x 10'1" (4.17m x 3.07m)

BEDROOM 2 12'2" x 7'4" (3.7m x 2.24m)

BATHROOM/W.C Bathroom suite with shower enclosure.

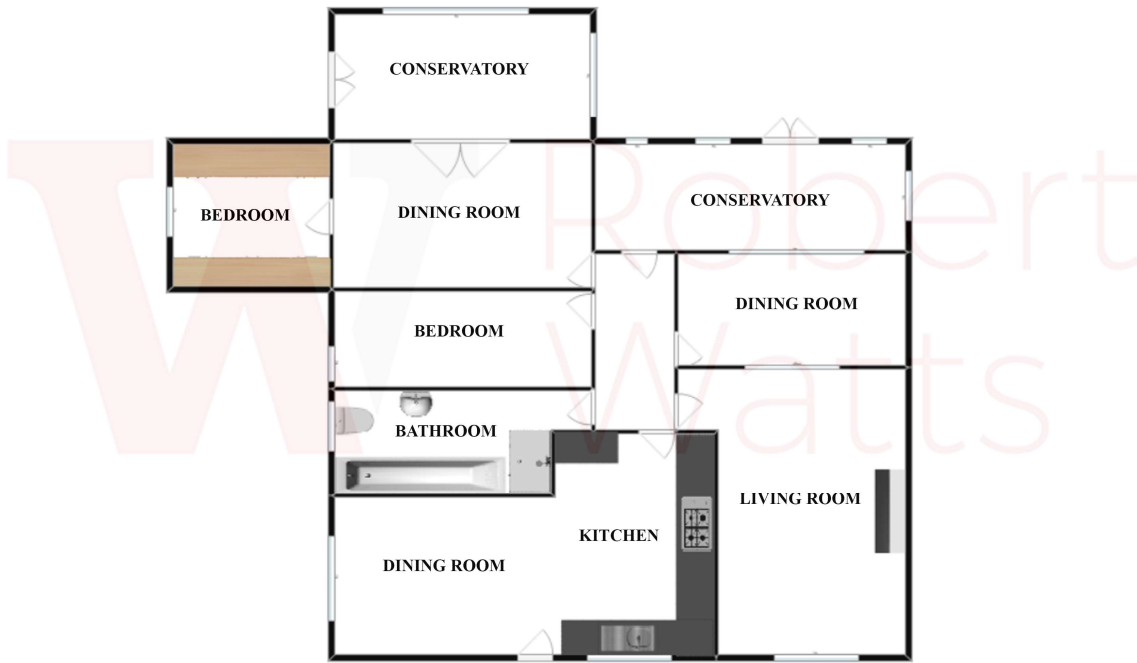
OUTSIDE Set back, away from the main road, with pleasant garden to the side, along with parking/driveway.

COUNCIL TAX BAND C

TENURE Freehold

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		79
(55-68) D		
(39-54) E	39	
(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