



59a Old Lane, Birkenshaw, Bradford, BD11 2JN

NO CHAIN: Well appointed Detached Bungalow, occupying a lovely plot position, set back from the main road at the end of the cul de sac. Provides 2 Bedrooms, with pleasant gardens, along with ample parking and garage. Bungalows of this type and rare to the market and early interest is advised.

The accommodation comprises: Hall, Lounge, Kitchen, Conservatory, 2 Bedrooms & Shower Room.

Offers in the region of £285,000

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HALLWAY

LOUNGE 13'2" x 10'8" (4.01m x 3.25m)

CONSERVATORY in uPVC, backing onto the garden.

DINING KITCHEN 13' x 10'8" (3.96m x 3.25m)

Well equipped kitchen with a range of base and wall units, worktops and sink. Built in oven, separate hob and extractor fan.

BEDROOM 1 10'3" (3.12) x 8'2" (2.5) + wardrobes

Fitted wardrobes

BEDROOM 2 10'3" x 7'9" (3.12m x 2.36m)

Access to LOFT SPACE.

BATHROOM/W.C. White bathroom suite.

OUTSIDE Occupying a position at the end of a cul-de-sac. Gravelled driveway providing parking. Driveway to side leading to GARAGE. Lovely, garden to the rear.

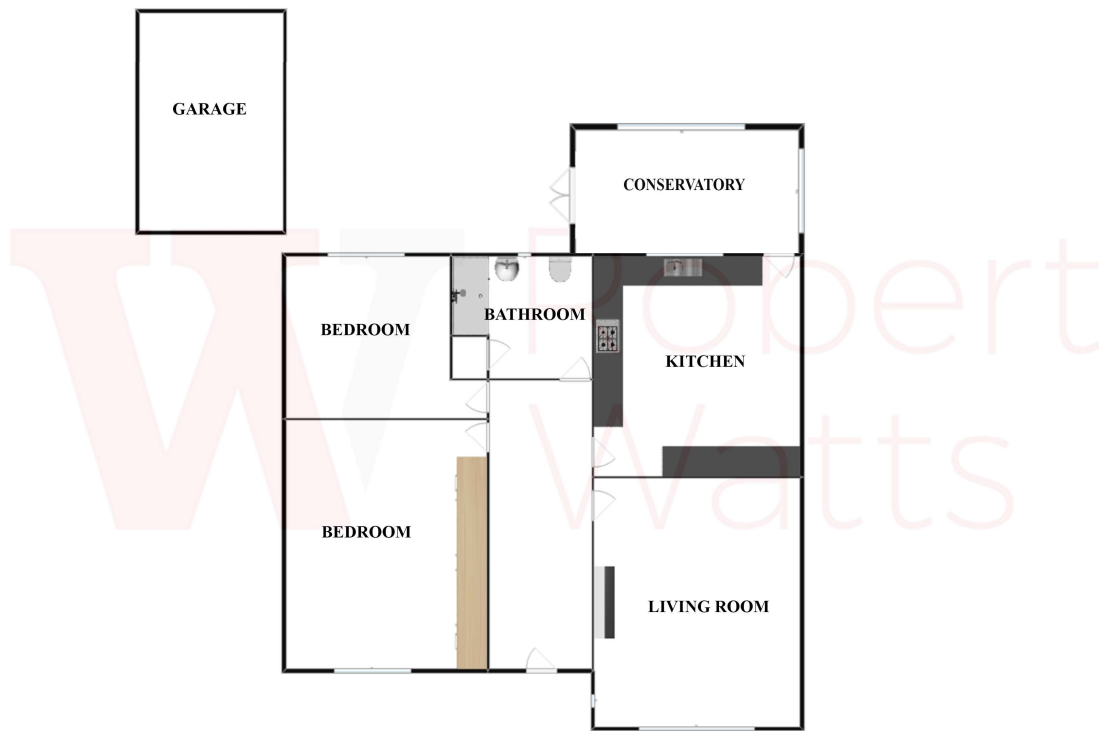
TENURE Freehold

COUNCIL TAX BAND D

SOLAR PANELS The property benefits from solar panels. Installed in 2010 and leased for 25 years via a Shade Greener Limited.

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		
(55-68) D		
(39-54) E	40	
(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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