



24 Heathfield Lane, Birkenshaw, Bradford, BD11 2DP

AFFORDABLE HOUSING SCHEME. Sold at 60% of market value aimed at specific buyers to help them on to the property ladder. Well presented DETACHED "COACH HOUSE" that offers accommodation all on 1st floor level. With 2 BEDROOMS and forms part of this ever popular development in Birkenshaw., the house is detached and freehold and has an integral garage. Early viewing is essential on this "quirky" property.

The accommodation comprises: Entrance Hall, Stairs to 1st floor, Lounge/Diner, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £125,000

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

24 Heathfield Lane, Birkenshaw, Bradford, BD11 2DP

ENTRANCE HALL Staircase to 1st floor.

ACCESS TO INTEGRAL GARAGE

LOUNGE/DINER 17'6" x 15'9" (5.33m x 4.8m)

Good sized Lounge/Diner

KITCHEN 12'1" x 6' (3.68m x 1.83m)

Well equipped kitchen with a range of base, wall units, worktops and sink unit. Integrated fridge freezer, dishwasher and washing machine. Built in oven, hob and extractor fan.

BEDROOM 1 11'7" x 9'9" Max (3.53m x 2.97m Max)

Fitted wardrobes

BEDROOM 2 10'4" x 8'3" (3.15m x 2.51m)

BATHROOM 3-piece white bathroom suite. Shower over the bath. Part tiled walls. Heated towel rail.

GARAGE 17'8" x 9'4" (5.38m x 2.84m)

Wall EV charger.

COUNCIL TAX Band A- Kirklees

TENURE Freehold

AFFORDABLE HOUSING SCHEME The property is sold subject to Kirklees affordable housing scheme marketed with the new buyer only owning 60% of the value. The conditions are:

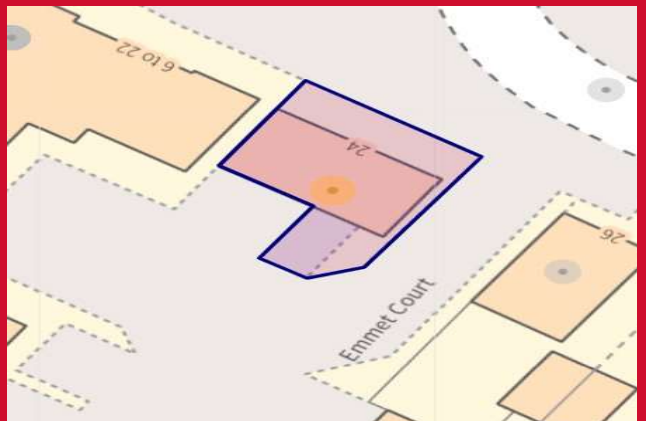
Must be a First Time Buyer that will occupy the affordable housing unit as their sole/main residence.

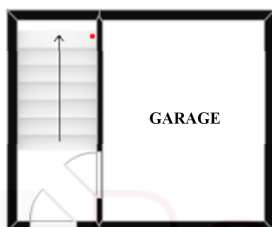
Have a gross household income of less than £80,000.

Must be between the ages of 23 and 40 or be over 40 years old and acquiring the property jointly with a First Time Buyer who is between the ages of 23-40.

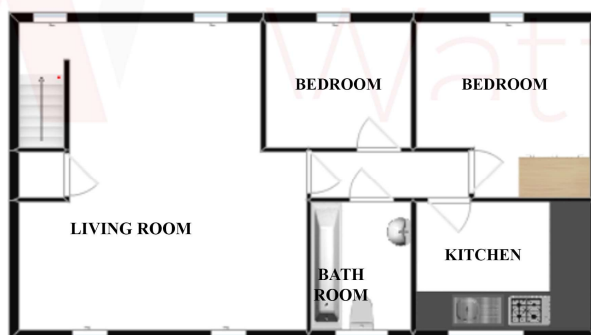
Be a current or former member of Her Majesty's Armed Forces who was injured in service or was the partner of a member of the Armed Forces who died in service.

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.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	81	
(69-80) C		
(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	