



## **39 Birkenshaw Lane, Birkenshaw, Bradford, BD11 2HB**

**NO CHAIN:** Early viewing is essential on this INNER TOWN HOUSE, that provides 3 BEDROOMS. Situated in this ever popular sought after location, with LOVELY OPEN ASPECT VIEWS at the back. Having been recently improved and decorated and carpeted. NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Rear Lobby, 3 Bedrooms & Bathroom.

**Asking Price £160,000**

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## ENTRANCE HALL

### LOUNGE 13'7" (4.14) x 11'8" (3.56) + chimney breast

Useful understair storage cupboard

### KITCHEN 12'1" x 6'8" (3.68m x 2.03m)

Range of kitchen units, worktops and sink unit. Cooker with hob.

**REAR ENTRANCE LOBBY** Plumbing for washing machine

## LANDING

### BEDROOM 1 11'9" x 10'5" Max (3.58m x 3.18m Max)

### BEDROOM 2 10'5" x 9'2" (3.18m x 2.8m)

Lovely views

### BEDROOM 3 7' x 5'7" (2.13m x 1.7m)

**BATHROOM** 3 piece bathroom suite with tiled walls. Heated towel rail.

**OUTSIDE** Garden to the front with a resin path. Lovely outlook at the back over fields. Low maintenance flagged garden with shed.

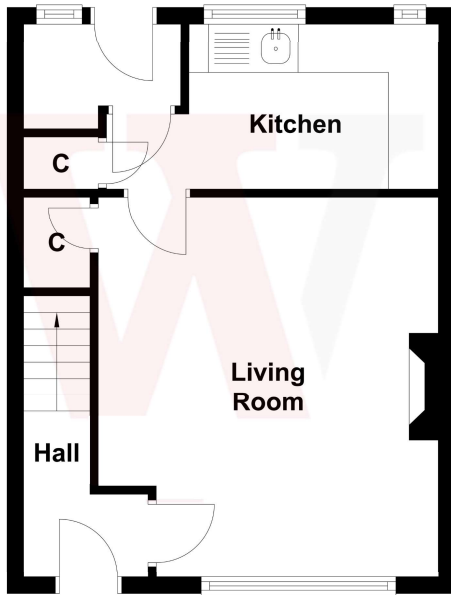
**COUNCIL TAX** Band A - Kirklees

**TENURE** Freehold

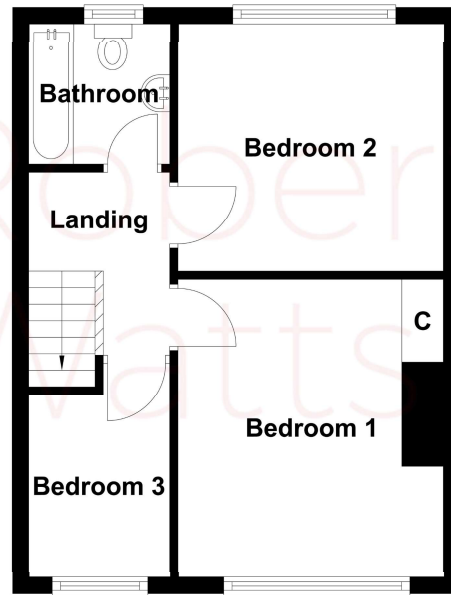
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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