






1002 Bradford Road, Birstall, West Yorkshire, WF17 9JD

NO CHAIN: Well presented Semi Detached Bungalow, providing 2 Bedroomed accommodation. Occupying a flat plot position, with easy manageable gardens and parking and garage. Located a short walk into Birstall Centre and close to all major shops at Junction 27 Birstall Retail Park. Not to be missed.

The accommodation comprises: Hallway, Lounge, Kitchen, Utility, 2 Bedrooms & Shower Room.

Asking Price £235,000

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HALLWAY Access to loft via a pull down loft ladder.

LOUNGE 13'2" (4.01) (into bay window) x 11'8" (3.56) + chimney breast

Feature fireplace with a built in gas fire.

KITCHEN 12'3" x 8'8" (3.73m x 2.64m)

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

UTILITY ROOM 6'1" x 5'9" (1.85m x 1.75m)

Leading to garden

BEDROOM 1 11'8" x 10'5" (3.56m x 3.18m)

Good sized double bedroom.

BEDROOM 2 9'9" x 7' (2.97m x 2.13m)

Fitted wardrobes

BATHROOM

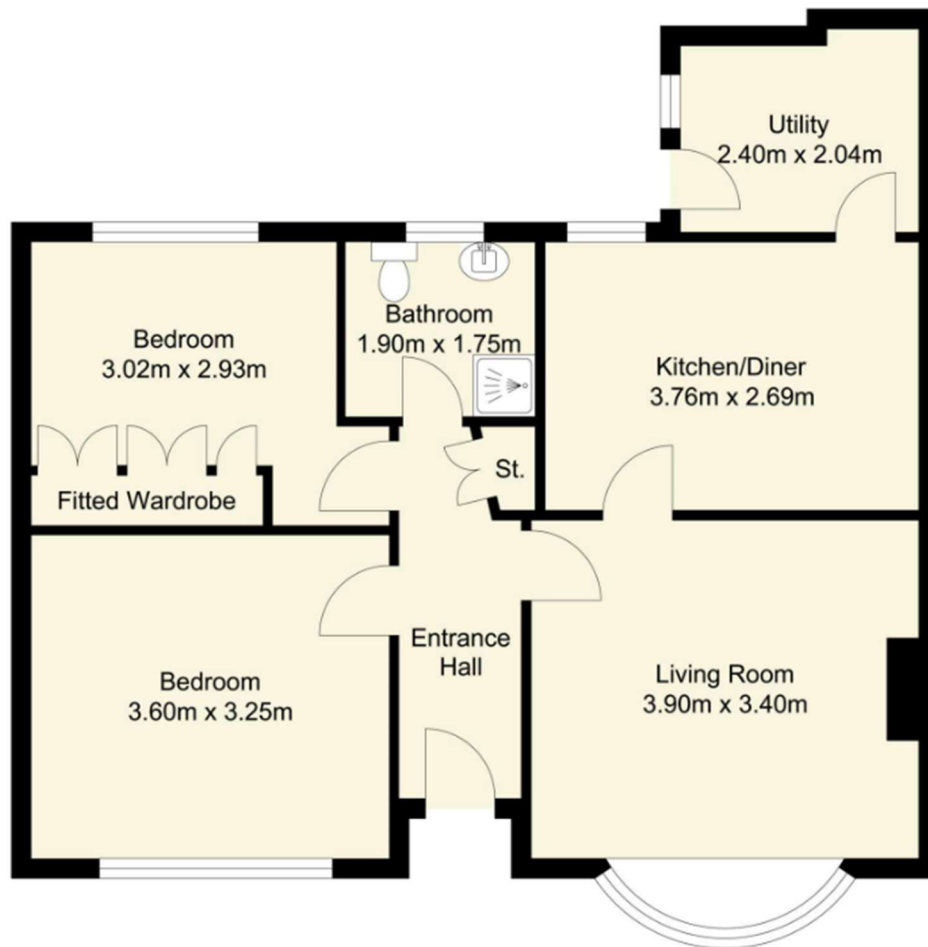
OUTSIDE Garden to the front, driveway to the side with good parking. Pleasant low maintenance garden to the rear.

COUNCIL TAX Band B - 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.





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	56	
(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	

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