






## 46 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE

FAST TRACK SALE - QUICKER COMPLETION. Ask for more details.

Well presented Semi Detached that is situated on this highly sought after part of Birkenshaw. Great plot position, backing onto BBG Academy. Provides family sized accommodation with 3 Bedrooms + Loft Room (that has been converted with 3 Velux roof lights). Early viewing is essential.

**Asking Price £275,000**

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# 46 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE

**FAST TRACK LEGAL PACK** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 including VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

## HALLWAY

### **LOUNGE 14'4" x 10'7" max (4.37m x 3.23m max)**

Feature fireplace with gas fire. Sliding patio doors leading to the garden.

### **DINING ROOM/SITTING ROOM 14'11" (4.55) into bay window x 10'5" (3.18)**

Feature fireplace with gas fire.

### **KITCHEN 10'8" x 7'9" (3.25m x 2.36m)**

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

## LANDING

### **BEDROOM 1 11'5" (3.48) x 8'6" (2.6) + wardrobes**

Fitted wardrobes. Lovely views over the playing field.

### **BEDROOM 2 14'7" x 10'5" max (4.45m x 3.18m max)**

### **BEDROOM 3 8'2" x 7'9" (2.5m x 2.36m)**

**BATHROOM** White bathroom suite. Tiled walls and flooring. Heated towel rail.

## SEPARATE W.C.

### **LOFT 14' (4.27)" x 13'6" (4.11) approx`**

Decorated and carpeted, with 3 Roof Velux Roof Lights. Storage to eaves.

**TENURE** Freehold

**COUNCIL TAX BAND** C - Kirklees.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	