



2 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

Really well presented Semi Detached, situated on this ever popular and sought after street. Ideally located within walking distance of Birkenshaw Village and in catchment area for BBG Academy. With 3 Bedrooms and a lovely, good sized rear garden. A detailed viewing is essential.

Asking Price £270,000

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HALLWAY

THROUGH LOUNGE/DINING ROOM 21'8" (6.6) x 12'1" (3.68) narrowing to 9'5" (2.87)

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

KITCHEN 10'1" x 8'3" (3.07m x 2.51m)

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

LANDING Access to part boarded Loft via pull down loft ladder.

BEDROOM 1 12'7" (3.84) x 10'3" (3.12) + wardrobes

Full height and width fitted wardrobes.

BEDROOM 2 10'7" x 9'6" (3.23m x 2.9m)

BEDROOM 3 8'4" x 7'4" (2.54m x 2.24m)

Currently used as an office.

BATHROOM/W.C Modern white bathroom suite with shower over the bath. Fitted Vanity sink unit. Tiled walls. Heated towel rail.

OUTSIDE Garden to front. Shared driveway providing parking leading to GARAGE. Pleasant, good sized garden to rear.

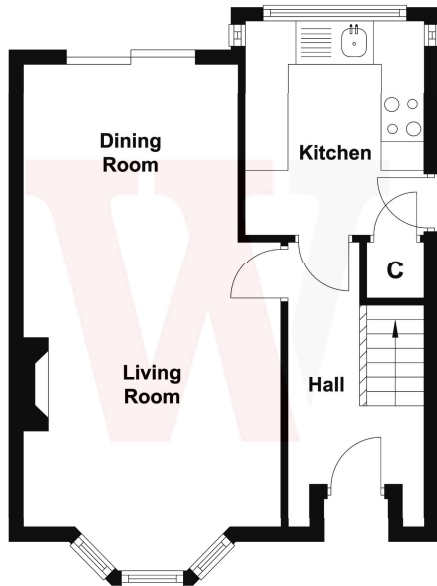
TENURE Freehold

COUNCIL TAX BAND C - Kirklees

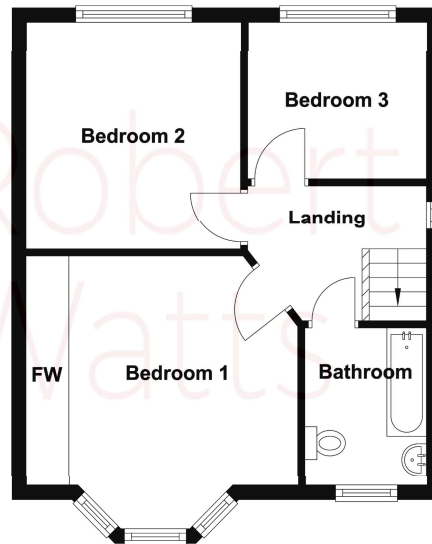
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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	