



33 Brown Hill Drive, Birkenshaw, Bradford, BD11 2AZ

DETACHED WITH SELF CONTAINED ANNEX:

A great opportunity has arisen to buy this lovely DETACHED, that was extended in 2013 to create a super SELF CONTAINED 1 BEDROOMED ANNEX. The house is very well presented and provides family sized 3 BEDROOMED accommodation. Situated in this ever popular part of Birkenshaw, within catchment for BBG Academy. Available with NO CHAIN.

Asking Price £385,000

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HALLWAY Hallway

DOWNSTAIRS WC

LOUNGE 14'8" x 11'8" (4.47m x 3.56m)

Feature fireplace with fire. French doors to the dining room.

CONSERVATORY Super sized conservatory that can be used as an extra living room and backing onto the garden.

DINING ROOM 11'2" x 9'2" (3.4m x 2.8m)

Patio doors to the conservatory.

KITCHEN 10'7" x 8'6" (3.23m x 2.6m)

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

BEDROOM 1 14'8" x 10'4" (4.47m x 3.15m)

BEDROOM 2 10'9" x 9'11" (3.28m x 3.02m)

BEDROOM 3 9' x 8'5" (2.74m x 2.57m)

BATHROOM Modern white bathroom suite with corner shower cubicle. Vanity sink unit. Tiled walls and flooring.

ANNEX Having been extended in 2013 to create the annex. Has own, side access.

LIVING ROOM/KITCHEN 15'5" x 15' (4.7m x 4.57m)

Wall and base units with worktop and sink unit, built in oven and induction hob.

BEDROOM 1 13' x 6'9" (3.96m x 2.06m)

Fitted wardrobes

WET ROOM Wet room

OUTSIDE Occupying a good plot position with lovely gardens. Garden to the front and side with ample block paved driveway + garage. Pleasant low maintenance rear garden.

COUNCIL TAX Kirklees Band D

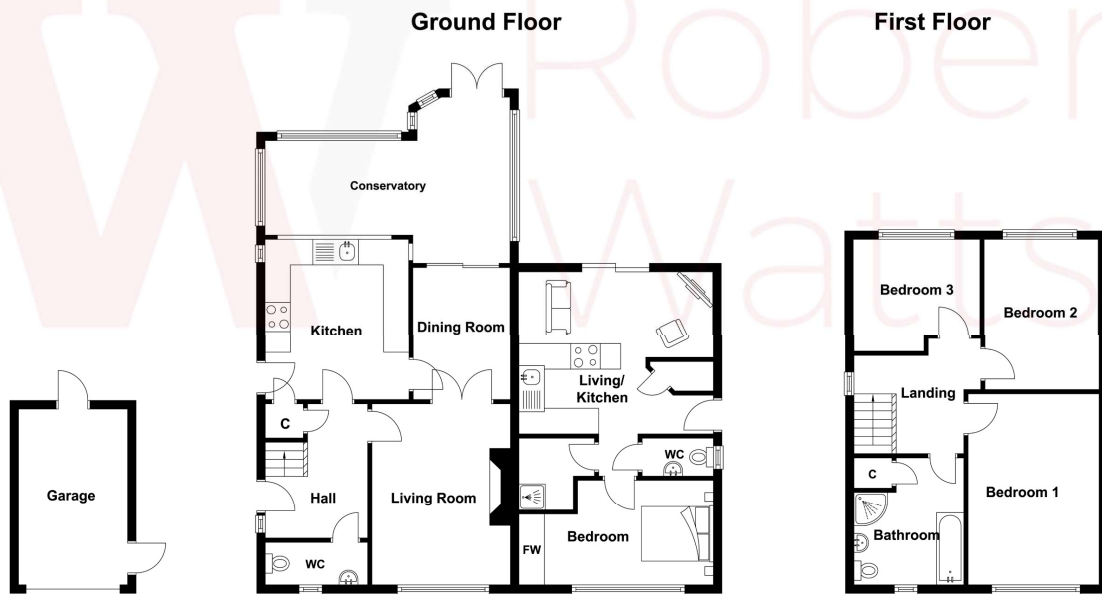
TENURE Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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		
(69-80) C		80
(55-68) D	66	
(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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