



## 9 Brown Hill Drive, Birkenshaw, Bradford, BD11 2AZ

Semi Detached that is sensibly priced and presents a wonderful opportunity for those seeking to create their ideal family home. Providing 3 bedrooms and set in an excellent village location, this property boasts convenience with local schools within walking distance. The vacant status of the property allows for immediate possession, making it an attractive option for those looking to move in swiftly. With the potential for updating, this property offers a blank canvas for buyers to tailor to their preferences and needs. Don't miss out on this chance to create your dream family home in a desirable village setting.

**Asking Price £233,000**

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# 9 Brown Hill Drive, Birkenshaw, Bradford, BD11 2AZ

## HALLWAY

### LOUNGE/DINER 20'9" (6.32) x 11'3" (3.43) x 8'8" (2.64)

Good sized family room. Feature fireplace with fire.

### KITCHEN 9'9" x 8'4" (2.97m x 2.54m)

Basic range of kitchen units.

### BEDROOM 1 11'8" x 9'3" (3.56m x 2.82m)

Fitted wardrobes

### BEDROOM 2 9'4" x 8'5" (2.84m x 2.57m)

### BEDROOM 3 8'9" x 7'8" (2.67m x 2.34m)

**BATHROOM** White bathroom suite with shower over bath and heated towel rail

**EXTERIOR** Garden to the front, with driveway and garage at the side. Pleasant garden at the back.

### COUNCIL TAX Kirklees Council

Band C

**TENURE** Freehold

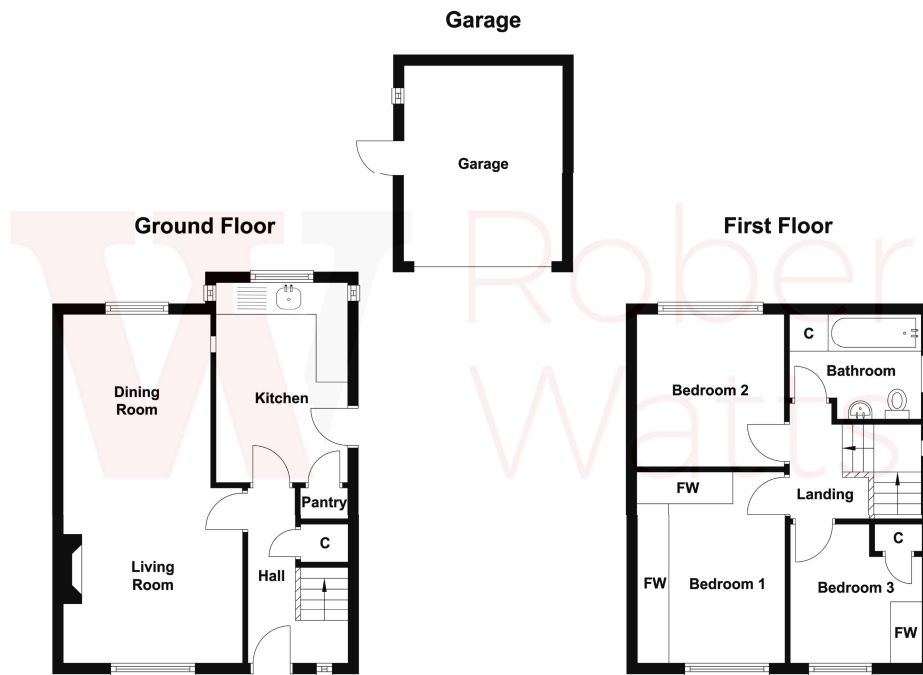
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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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