



7 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

FAST TRACK SALE -QUICKER COMPLETION: Ask for more information.

Well appointed Dormer Style Semi Detached that is situated in this ever popular and sought after part of Birkenshaw. The house is in need of modernisation in keeping with today's modern standards, but we feel this is reflected in the sensible price. With 3 Bedrooms and an amazing lovely rear garden. Available with immediate possession.

Asking Price £225,000

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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.

SIDE ENTRANCE PORCH

HALLWAY

LOUNGE 16'3" x 10'9" max (4.95m x 3.28m max)

DINING ROOM 11'7" x 10'9" (3.53m x 3.28m)

Patio doors leading to the garden.

KITCHEN 9'7" x 8'7" (2.92m x 2.62m)

Basic range of kitchen units with sink.

BEDROOM 1 15'2" (4.62) x 9'11" (3.02) + wardrobe

BEDROOM 2 14'4" x 8'6" (4.37m x 2.6m)

BEDROOM 3 9' x 9' (2.74m x 2.74m)

SHOWER ROOM/W.C

OUTSIDE Garden to the front with driveway and garage. At the back there is a lovely and larger than average garden. A real treat.

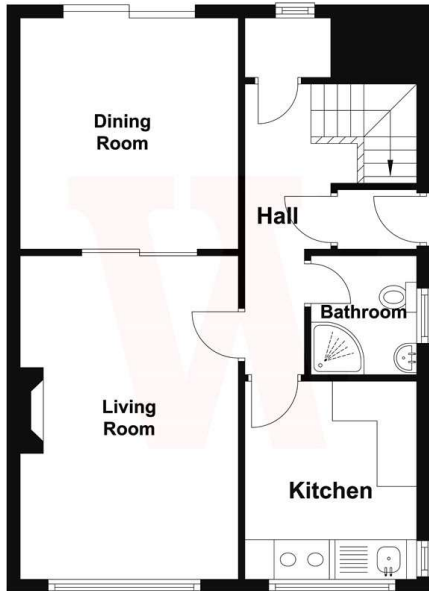
TENURE Freehold

COUNCIL TAX BAND C - Kirklees

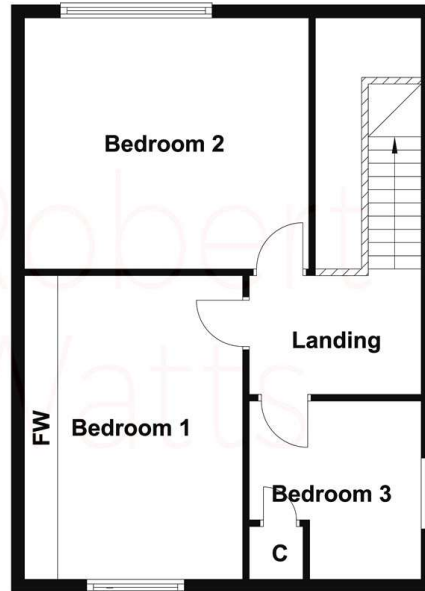
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	