



## 1 Lockgate Rise, Birkenshaw, Bradford, BD11 2PL

SWIFT MOVE SALE - QUICKER COMPLETION:

Very well presented MODERN SEMI DETACHED, forming part of this popular development, built in December 2018, and therefore benefitting from 5 remaining years of its NHBC guarantee. The 3 DOUBLE BEDROOMED property offers ACCOMODATION OVER 3 FLOORS with LOVELY KITCHEN/FAMILY ROOM on the ground floor. Ideally located within walking distance to Birkenshaw Village and all of its shops and amenities and within catchment area for the renowned BBG Academy. A detailed viewing is simply essential to fully appreciate.

**Asking Price £298,500**

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**SWIFT MOVE LEGAL PACK** This property benefits from a Swift Move 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 sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

## GROUND FLOOR

### HALLWAY

### DOWNSTAIRS W.C.

### OFFICE/STUDY 7'8" x 6'2" (2.34m x 1.88m)

### KITCHEN/FAMILY ROOM 23'6" x 13'6" max (7.16m x 4.11m max)

Lovely good sized Kitchen/Family room on the ground floor with uPVC doors leading to the garden. Well equipped fitted kitchen, with good range of units. Built in oven and hob. Integrated fridge/freezer and dishwasher.

## FIRST FLOOR

### LOUNGE 13'6" x 10'8" (4.11m x 3.25m)

1st Floor Living Room.

### MASTER BEDROOM 13'6" (4.11) x 10'5" (3.18) narrowing to 7'8" (2.34)

Heating/climate control.

**EN-SUITE SHOWER ROOM/W.C.** White suite with corner shower cubicle. Heated towel rail. Heating/climate control.

## TOP FLOOR

### BEDROOM 2 13'5" x 12'2" max (4.1m x 3.7m max)

Double bedroom

### BEDROOM 3 13'6" x 11'5" (4.11m x 3.48m)

Double bedroom with twin Velux roof lights.

**HOUSE BATHROOM/W.C.** White bathroom suite with shower over the bath. 1/2 tiled walls. Heated towel rail.

**OUTSIDE** Small open plan garden to the front. Parking at the back with enclosed garden,

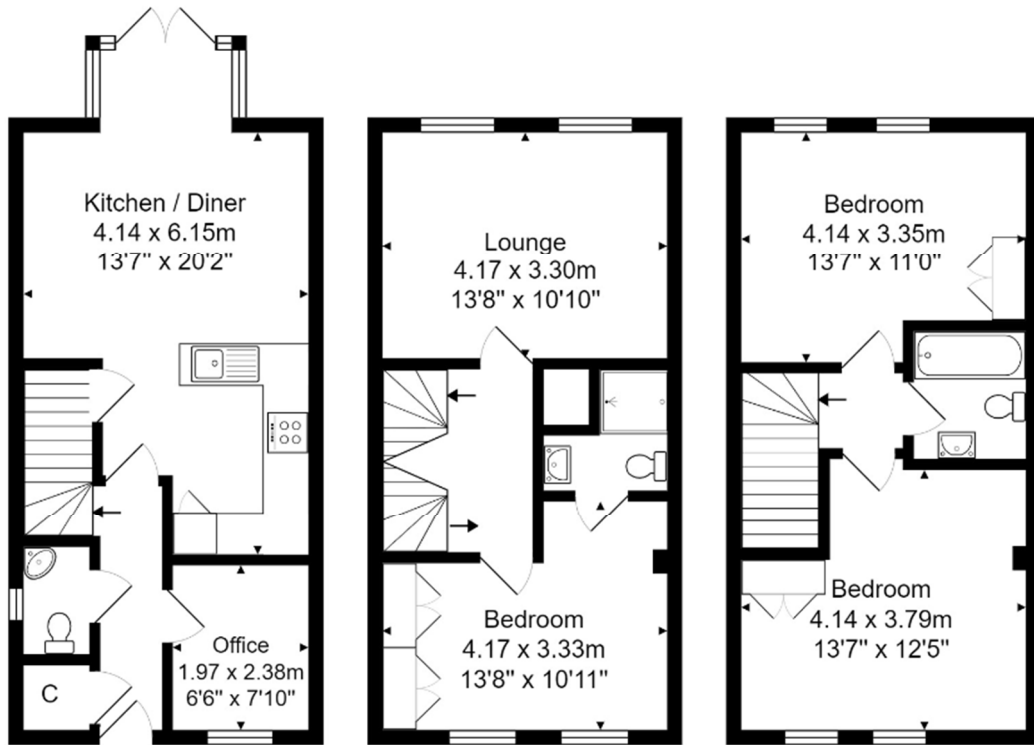
**TENURE** Freehold

**COUNCIL TAX BAND** D - 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>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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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