



## **47 Birkenshaw Lane, Birkenshaw, Bradford, BD11 2HB**

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Well appointed EXTENDED TOWN HOUSE, providing 3 BEDROOMS. Situated in this ever popular location, with LOVELY VIEWS AT THE BACK. The house has the added advantage of having a KITCHEN EXTENSION and is sensibly priced to allow for works required.

The accommodation comprises: Entrance Hall, Lounge, Extended Kitchen, WC, 3 Bedrooms & Bathroom.

**Asking Price £150,000**

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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.

## **ENTRANCE HALL**

### **LOUNGE 13'7" x 13' max (4.14m x 3.96m max)**

Feature fireplace with gas fire and back boiler. Fire not working

## **REAR ENTRANCE**

## **DOWNSTAIRS WC**

### **KITCHEN DINER 14'6" x 9'8" max (4.42m x 2.95m max)**

Extended kitchen diner with a range of base and wall units, sink unit and worktops.

## **LANDING**

### **BEDROOM1 11'5" (3.48) x 8'5" (2.57) + wardrobes**

Fitted wardrobes

### **BEDROOM 2 10'5" x 9' (3.18m x 2.74m)**

### **BEDROOM 3 8'4" x 5'4" (2.54m x 1.63m)**

**BATHROOM** 3 piece bathroom suite.

**OUTSIDE** Garden and drive to the front. Garden at the back with lovely open aspect.

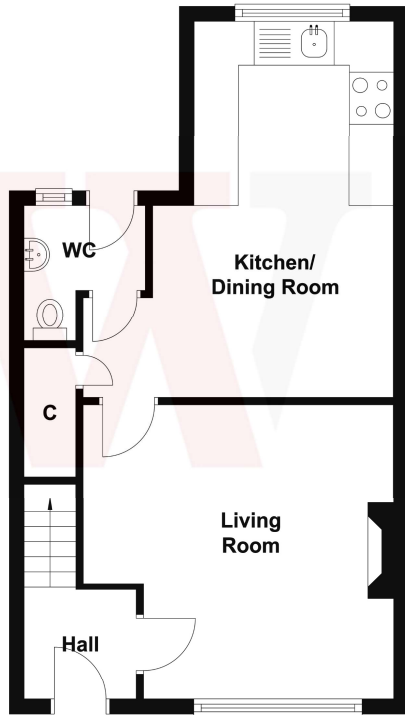
**TENURE** Freehold

**COUNCIL TAX** Band B

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

