



## 19 Oakroyd View, Birkenshaw, Bradford, BD11 2DW

Great opportunity arisen to buy this MODERN SEMI DETACHED, that forms part of this sought after small development. Situated in the heart of Birkenshaw Village and is within a short walk to both BBG Academy and Birkenshaw Primary School. In addition "Chain Bar" roundabout (J26/M62) is only minutes away, making it an ideal commute. Provides 3 BEDROOMS. Early viewing is essential.

**Asking Price £250,000**

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## ENTRANCE HALL

**DOWNSTAIRS WC** White suite.

## LOUNGE 16'4" x 11'1" (4.98m x 3.38m)

uPVC French doors leading to the garden.

## DINING KITCHEN 15' x 8'8" (4.57m x 2.64m)

Well equipped kitchen with range of base and wall units, worktops and sink unit. Fitted oven and hob.

## LANDING

## BEDROOM 1 13'7" x 9'5" (4.14m x 2.87m)

## BEDROOM 2 9'8" x 8'8" (2.95m x 2.64m)

## BEDROOM 3 7'8" x 6'5" (2.34m x 1.96m)

**BATHROOM/W.C.** 3 piece white bathroom suite.

**OUTSIDE** Occupying a cul de sac position on the development. Parking/driveway to the front. Enclosed garden at the back.

**PLEASE NOTE** Although the house is be marketed and is to be sold at 100% of the sale price, the current sellers own 35%. The remaining 65% share is to be sold by Yorkshire Housing. Please ask for further information.

**TENURE** Freehold

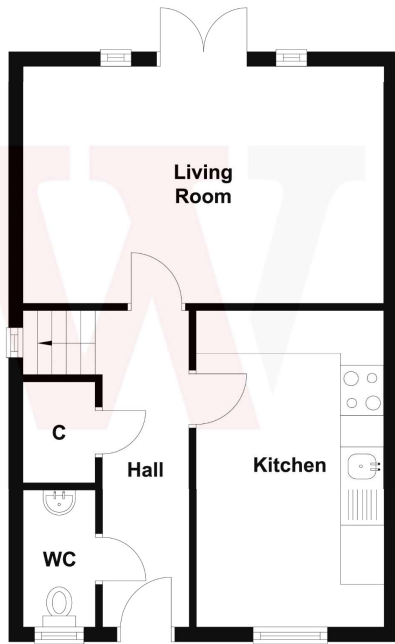
**COUNCIL TAX BAND** C - Kirklees

**NB** The Seller has advised that they pay a management fee of £58.36.

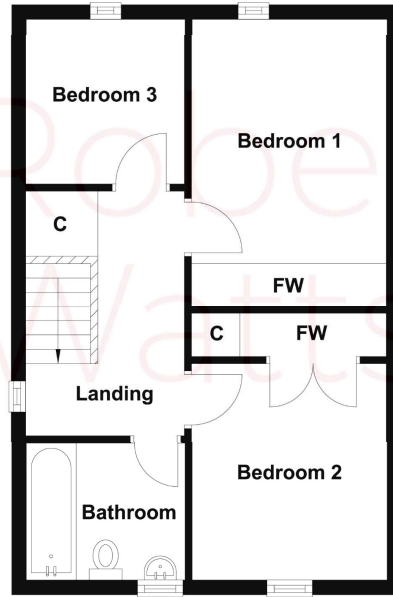
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	