






59 Huddersfield Road, Birstall, WF17 9EG

NO CHAIN: Well presented FRONT TERRACE providing 2 BEDROOMS. Would make an ideal buy for FIRST TIME BUYERS or for BUY TO LET LANDLORDS. Has been successfully let for many years. Ideally located within walking distance to Birstall Village and all shops etc. Short drive to J27 Retail Park and commuter routes. **NOT TO BE MISSED.**

Asking Price £110,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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ENTRANCE HALL

LOUNGE 14'7" x 13'3" (max) (4.45m x 4.04m (max))

Feature fireplace, electric fire.

KITCHEN 10'8" x 6'3" (3.25m x 1.9m)

Range of kitchen units, worktops and sink unit. Built in oven, hob and extractor fan. Tiled flooring. Access to keeping cellar.

LANDING

BEDROOM 1 14'8" x 10'3" (4.47m x 3.12m)

BEDROOM 2 11' x 5'7" (3.35m x 1.7m)

BATHROOM 3 piece white bathroom suite. Part tiled walls.

OUTSIDE Small front garden.

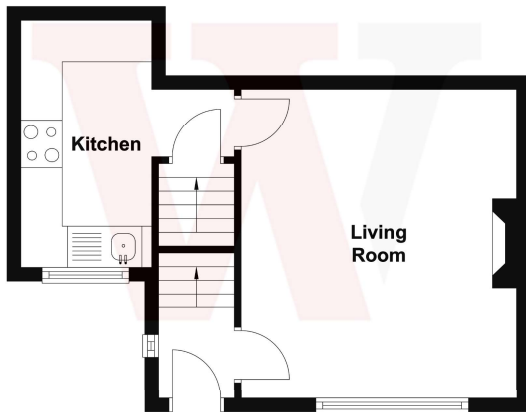
TENURE Freehold

COUNCIL TAX Band A

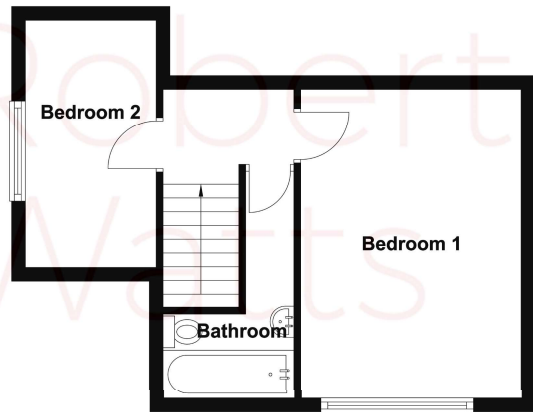
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	