



709 Bradford Road, Birkenshaw, Bradford, BD11 2AX

NO CHAIN: Well presented TOWN HOUSE, providing 3 BEDROOMS. Situated in this ever popular location, a short walk into Birkenshaw Village. The house occupies an elevated position, with LOVELY VIEWS at the back overlooking farmland. Gas central heating and double glazing. Must be viewed to fully appreciate.

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

Asking Price £192,000

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OUTSIDE Garage with power and lighting to the front along with steps to the garden. Pleasant garden to the rear with lovely views over field and farm land. Lovely!

ENTRANCE HALL

LOUNGE 13'6" x 13'6" (4.11m x 4.11m)

KITCHEN 15'3" x 8'4" (4.65m x 2.54m)

Well equipped kitchen, including range of high gloss wall and base units, built in oven, ceramic hob and extractor fan. Breakfast bar. Useful under stairs storage cupboard.

REAR PORCH Plumbing for washing machine. Leading to the garden.

BEDROOM 1 10'4" x 10'1" (3.15m x 3.07m)

BEDROOM 2 10'6" x 9'6" max (3.2m x 2.9m max)

BEDROOM 3 6'5" x 6'5" (1.96m x 1.96m)

BATHROOM Modern white bathroom suite with shower over bath and part tiled walls

COUNCIL TAX Kirklees Council

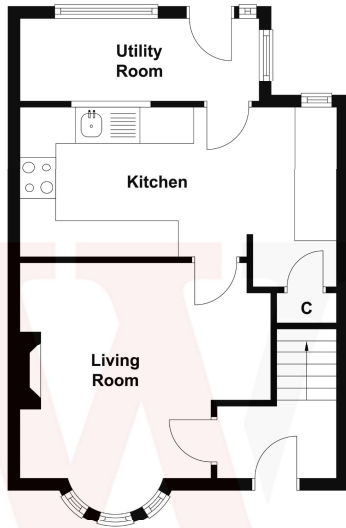
Band B

TENURE Freehold

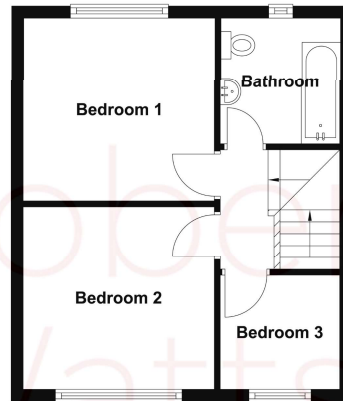
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



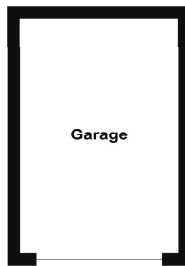
Ground Floor



First Floor



Garage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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	