



5 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

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

Well appointed Chalet Style Semi Detached, situated on this ever popular and sought after street. Provides family sized 3 bedroomed accommodation and ideally located within walking distance of Birkenshaw Village and in catchment area for BBG Academy. Outside, has a lovely, good sized rear garden. Together with driveway and garage. Available with immediate possession.

Asking Price £260,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

5 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

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.

HALLWAY

LOUNGE 17'9" x 10'5" (5.4m x 3.18m)

Attractive feature fireplace with gas fire.

DINING ROOM 10'8" x 9'7" (3.25m x 2.92m)

Access to the Lounge.

CONSERVATORY Backing onto the garden. Tiled floor.

KITCHEN 9'8" x 9'8" (2.95m x 2.95m)

Range of kitchen units, worktops and sink unit. Built in double oven, hob and extractor.

UTILITY ROOM

GROUND FLOOR BATHROOM/W.C. Well equipped bathroom with white suite including 'Jacuzzi' bath and Vanity sink unit. Tiled walls. Heated towel rail.

LANDING

BEDROOM 1 14'9" x 10'9" max (4.5m x 3.28m max)

Fitted wardrobes and bedroom furniture.

BEDROOM 2 11'8" max x 8'9" (3.56m max x 2.67m)

Storage into eaves.

BEDROOM 3 9'3" x 6'1" (2.82m x 1.85m)

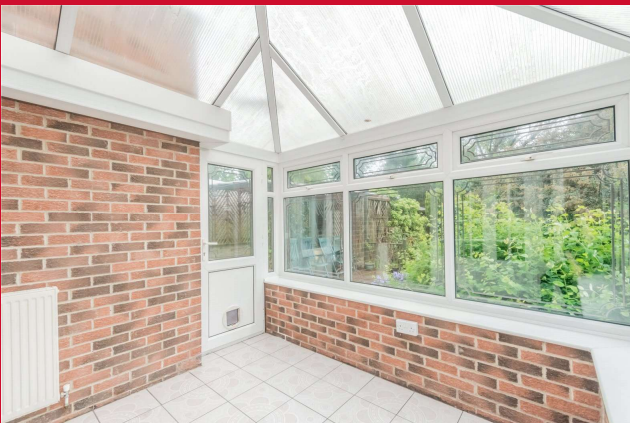
SHOWER ROOM/W.C White suite with corner shower cubicle.

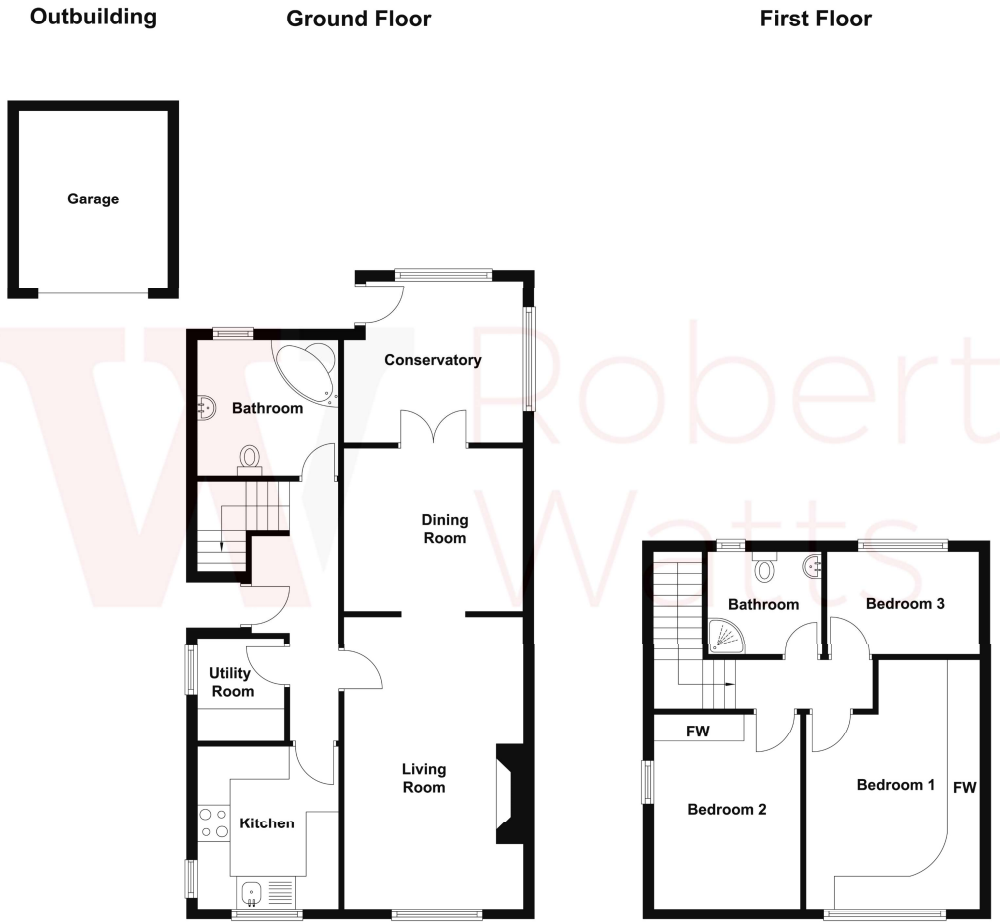
OUTSIDE

TENURE Freehold

COUNCIL TAX BAND C - 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | propertymark naea | propertymark