



37 Tetley Drive, Birkenshaw, Bradford, BD11 2NB

EXTENDED: Do not miss out on this impressive EXTENDED SEMI DETACHED, that has been greatly improved and enhanced in recent years. Provides family sized 3 BEDROOMED accommodation, with lovely EXTENDED OPEN PLAN KITCHEN/FAMILY ROOM. Situated in this highly sought after location, within walking distance to BBG Academy.

The accommodation comprises: Hall, Lounge, Kitchen/Family Room, 3 Bedrooms & Bathroom.

Asking Price £299,000

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ENTRANCE HALL

HALLWAY

LOUNGE 15'2" x 11'8" max (4.62m x 3.56m max)

Wood burning stove built into chimney breast. Vertical radiator.

KITCHEN/FAMILY ROOM 18' x 16'8" (5.49m x 5.08m)

Impressive, extended, Kitchen/Family Room with a quality range of base and wall units, worktops and sink unit. Central island breakfast bar and wine cooler. Integrated fridge freezer and dishwasher. Built in oven, microwave and ceramic hob. Bi-Fold doors leading to the garden.

LANDING Access to Loft via pull down loft ladder. Loft is decorated and carpeted with Velux Roof Light.

BEDROOM 1 12'5" x 11'9" (3.78m x 3.58m)

BEDROOM 2 10'1" x 9'4" (3.07m x 2.84m)

BEDROOM 3 8'4" x 7'2" (2.54m x 2.18m)

BATHROOM/W.C. Modern white bathroom suite with shower over the bath and Vanity sink unit. Tiled walls and floor. Heated towel rail.

OUTSIDE Garden to front with driveway to the side. Pleasant enclosed garden to the rear with decked terrace.

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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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	

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