



## **700 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AE**

**NO CHAIN:** Very well presented END FRONT TERRACE. Has been much improved and enhanced by the present sellers to provide 2 BEDROOMS and a lovely LOWER GROUND FLOOR KITCHEN. Would make an ideal buy for first time buyers or any owner occupier. Located in the centre of Birkenshaw.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £120,000**

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**ENTRANCE HALL** Vertical Radiator

**LOUNGE 15'7" x 11'2" (4.75m x 3.4m)**

Leading to;

**LOWER GROUND FLOOR**

**KITCHEN 14'1" x 6'4" (4.3m x 1.93m)**

Lovely well equipped kitchen with a range of base and wall units, worktops and sink unit, built in oven and hob, tiled flooring.

**BEDROOM 1 10'1" x 7'5" (3.07m x 2.26m)**

Fitted wardrobes

**BEDROOM 2 6'4" x 5'3" (1.93m x 1.6m)**

Fitted wardrobes

**BATHROOM** Three piece white bathroom suite with shower over bath, heated towel rail and tiled flooring.

**OUTSIDE** Small enclosed garden area to the front.

**COUNCIL TAX** Kirklees Council

Band A

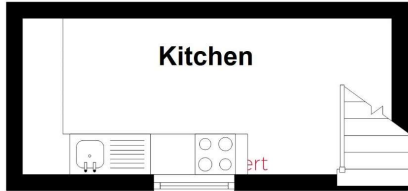
**TENURE** Freehold

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.

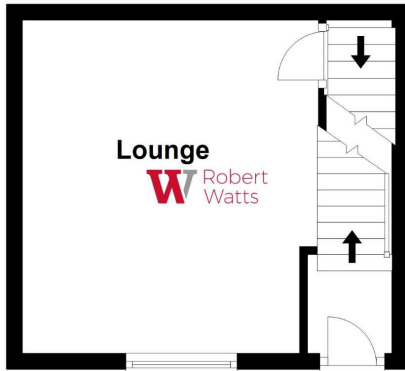




### Lower Ground Floor



### Ground Floor



### First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

**700 Bradford Road**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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