



3 Elm Court, Birkenshaw, Bradford, West Yorkshire, BD11 2PF

Impressive Town House, situated in this ever popular cul de sac location in Birkenshaw and within walking distance to BBG Academy. Very well presented throughout, with super Orangery/Sun Room. Providing 3 Bedrooms with parking and gardens.

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

Guide Price £200,000

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HALLWAY High gloss tiled floor.

LOUNGE 14'1" x 11'9" (4.3m x 3.58m)

Open to Orangery/Sun Room.

ORANGERY/SUNROOM 9'1" (2.77) x 9' (2.74).0 approx`

Impressive Orangery/Sunroom, with permanent roof. Can be used as a dining room or 2nd reception room. French Doors leading to the garden.

KITCHEN 14'8" x 8'1" (4.47m x 2.46m)

Well equipped kitchen with a range of high gloss wall and base units, granite worktops, sink unit. Built in oven, hob and extractor fan. Tiled flooring. Vertical radiator.

LANDING

BEDROOM 1 12'9" x 8'8" (3.89m x 2.64m)

Built in storage cupboard.

BEDROOM 2 9'9" x 7'9" (2.97m x 2.36m)

BEDROOM 3 9'9" x 5'9" (2.97m x 1.75m)

BATHROOM Modern white bathrom suite. Built in WC and vanity sink unit. Overhead 'waterfall' shower over the bath. Tiled walls. Heated towel rail.

OUTSIDE Occupying a cul de sac position. Block paved driveway for 2 cars. Lovely landscaped low maintenance rear garden.

COUNCIL TAX Band B

TENURE Freehold

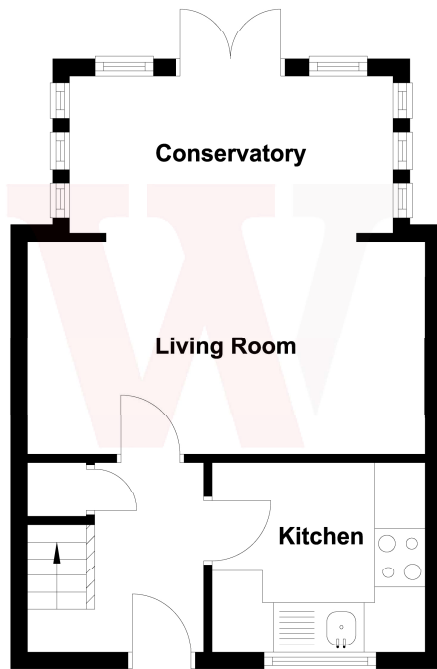
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

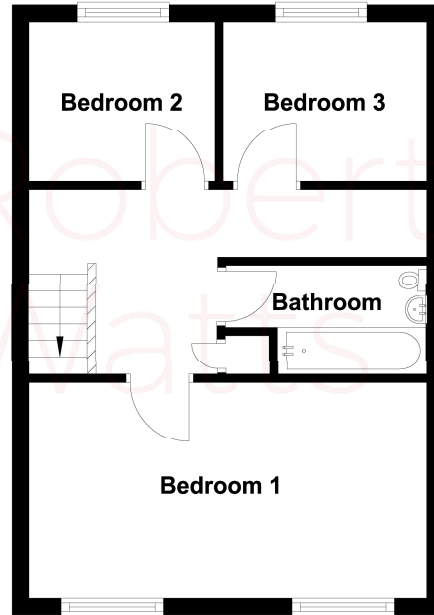
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(69-80) C		79
(55-68) D	67	
(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	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark