



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

Well presented EXTENDED TOWN HOUSE, situated in this ever popular location in Birkenshaw, that is within a short walk to BBG Academy. The 3 BEDROOMED house has been extended to create a very useful room off the lounge that can be used as a dining room/family room. Outside, pleasant gardens plus a garage. NOT TO BE MISSED.

Asking Price £190,000

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HALLWAY

LOUNGE 14'1" (4.3) x 11'9" (3.58) open to Dining Room

DINING ROOM 12'3" x 7'8" (3.73m x 2.34m)

Upvc French doors leading to the garden.

KITCHEN Range of base and walls units, sink unit and worktops.

LANDING

BEDROOM 1 12'1" x 8'7" (3.68m x 2.62m)

BEDROOM 2 9'8" x 7'7" (2.95m x 2.3m)

BEDROOM 3 9'9" x 5'8" (2.97m x 1.73m)

BATHROOM White bathroom suite.

OUTSIDE The house occupies a cul de sac with garden to the front. There is a garage, which is reached just a little further up the cul de sac. At the back, pleasant enclosed garden.

TENURE Freehold

COUNCIL TAX Band B

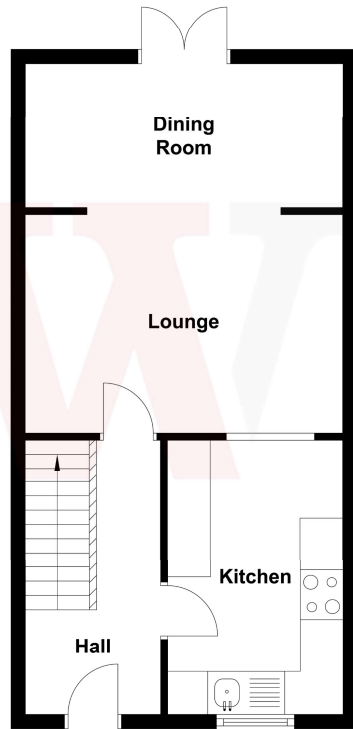
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

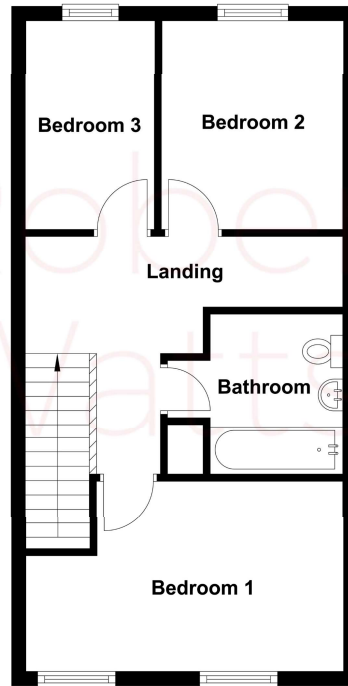
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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 | | 86 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (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 | |