



41 Southcroft Gate, Birkenshaw, Bradford, West Yorkshire, BD11 2DQ

WALKING DISTANCE TO BIRKENSHAW PRIMARY SCHOOL.

NO CHAIN: Situated on this ever popular development is this well appointed Semi Detached that we feel is likely to favour young family buyers. Provides 3 Bedrooms, the house is sensibly priced to allow for some updating in keeping with today's modern standard. Within walking distance to Birkenshaw Primary School and in catchment area for BBG Academy.

The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £220,000

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ENTRANCE HALL Entrance Hall

LOUNGE 12' x 12' Approx. (3.66m x 3.66m Approx.)

Open to Dining Room

DINING ROOM 9' x 9' (2.74m x 2.74m)

Open to Lounge

KITCHEN 8' x 8' (2.44m x 2.44m)

Well equipped kitchen with a range of wall and base units worktops and sink unit

BEDROOM 1 12' x 10' (3.66m x 3.05m)

Double bedroom

BEDROOM 2 10' x 9' (3.05m x 2.74m)

Double bedroom

BEDROOM 3 8' x 7' Approx. (2.44m x 2.13m Approx.)

SHOWER ROOM White bathroom suite with corner shower cubicle, tiled walls and floor

EXTERIOR Garden to front with garage and garden at the back

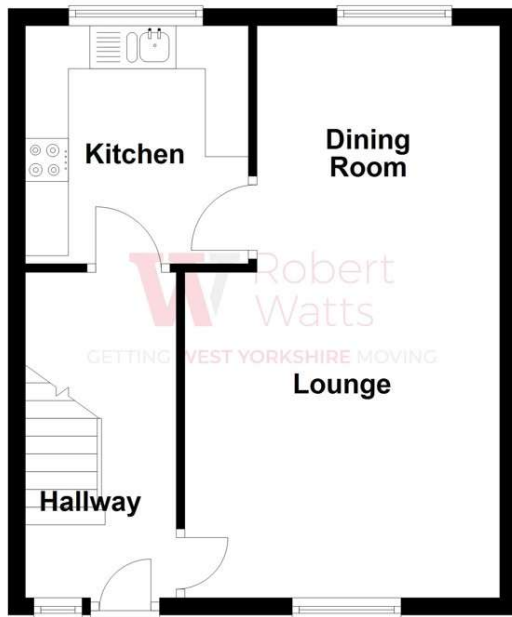
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PROBATE Please note the sale of the house is subject to probate, which has been applied for, but is not yet complete. Please check for updates, prior to proceeding.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		