



1 Limetree Grove, Birkenshaw, Bradford, BD11 2BJ

SWIFT MOVE SALE - QUICKER COMPLETION.

NO CHAIN: Well appointed Semi Detached providing 3 Bedrooms and which we feel would make a perfect family home. Occupying a cul de sac location and sat in a good sized plot. Offers ample parking for several cars/vehicles along with larger than average detached garage. Early viewing essential.

Asking Price £250,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

HALLWAY

LOUNGE 12'2" x 11'2" max (3.7m x 3.4m max)

DINING ROOM 12'5" x 12' (3.78m x 3.66m)

Archway to the Kitchen. Patio doors leading to;-

CONSERVATORY in uPVC

KITCHEN 7'9" x 6'6" (2.36m x 1.98m)

Range of kitchen units, worktops and sink. Built in oven and hob.

LANDING Access to boarded Loft via loft ladder having light.

BEDROOM 1 12'3" x 11'3" (3.73m x 3.43m)

BEDROOM 2 12'8" x 11'1" (3.86m x 3.38m)

BEDROOM 3 6'10" x 7'5" (2.08m x 2.26m)

BATHROOM 3 piece suite.

OUTSIDE Cul de sac position with a good sized overall plot. Low maintenance block paving with ample parking for several cars/vehicles. Purpose built detached garage (19'10" x 11'0") + attached workspace. Power available for the garage and electric gates, once connected.

TENURE Freehold

COUNCIL TAX BAND C - Kirklees

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(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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