



69 Old Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JN

NO CHAIN: Do not miss this lovely FULLY RENOVATED SEMI DETACHED, that is situated in this ever popular location. Although the house looks like a terrace, it is in fact a 2 bedroomed semi detached and has been subject to a full renovation program. Works done include new windows, new kitchen, bathroom and decorated and carpeted. NOT TO BE MISSED.

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

Offers Over £180,000

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

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DOORWAY Access to useful cellar

LOUNGE 23' x 13' approx (7m x 3.96m approx)

KITCHEN 22' x 6'11" approx (6.7m x 2.1m approx)

Lovely new fitted kitchen, well equipped with a range of wall and base units worktops and sink unit, with breakfast bar, built in oven and hob

BEDROOM 1 14' x 9' (4.27m x 2.74m)

Good sized room with two windows

BEDROOM 2 10' x 9'1" max (3.05m x 2.77m max)

SHOWER ROOM Modern new bathroom suite with walk in shower and useful storage cupboard, tiled floor and part tiled walls

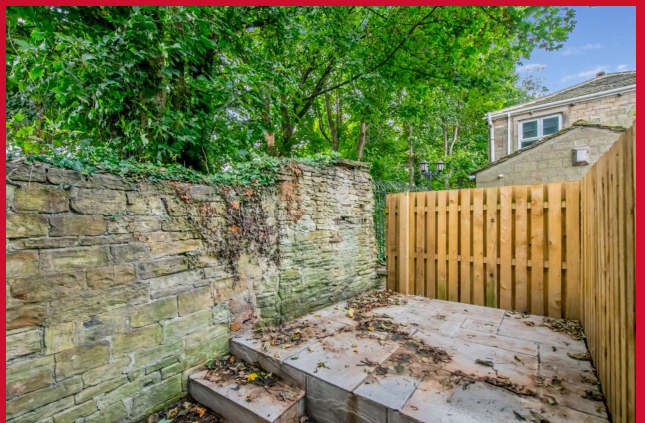
COUNCIL TAX Kirklees Council - Band B

TENURE Freehold

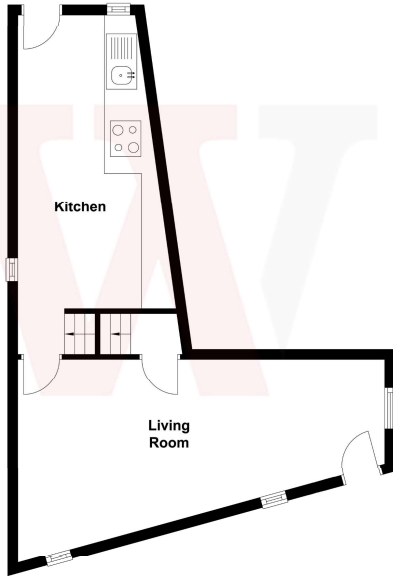
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

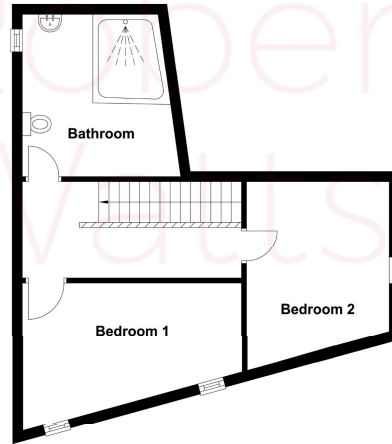
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84
(69-80) C		
(55-68) D	59	
(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	