



60 Bottoms Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2HL

NO CHAIN: Well appointed Inner Town House situated in this ever popular part of Birkenshaw. The house is in need of updating and would make an ideal buy for either owner occupier or for investor landlord for rental purposes.

With 3 good sized bedrooms and gardens. The accommodation comprises: Dining Room, Kitchen, Lounge, 3 Bedroom & Bathroom.

Asking Price £155,000

60 Bottoms Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2HL

LOUNGE 14'2" x 10' (4.32m x 3.05m)

DINING ROOM 15' x 8' (4.57m x 2.44m)

KITCHEN 11'11" x 5'9" (3.63m x 1.75m)

Range of wall and base units, worktops and sink unit.

LANDING

BEDROOM1 13' x 8' (3.96m x 2.44m)

Built in wardrobes.

BEDROOM 2 9' x 8' (2.74m x 2.44m)

Built in wardrobes.

BEDROOM 3 10' x 6' (3.05m x 1.83m)

BATHROOM Three piece white bathroom suite.

EXTERIOR Garden to the front and back.

PROBATE Please note, the property is a probate sale and as of 13th January 2025, probate has not yet been granted.

COUNCIL TAX Kirklees Council - Band B

TENURE Freehold

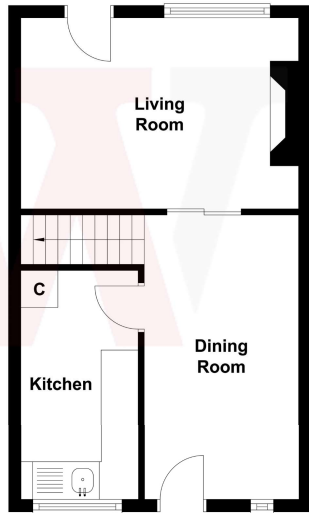
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

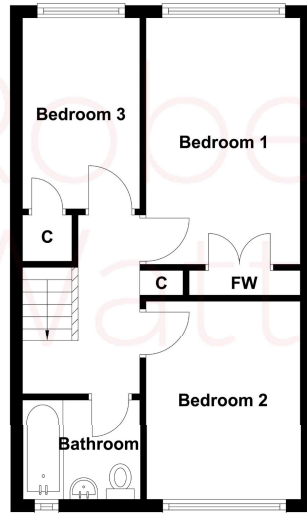
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

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