



## **71 Whitehall Road East, Birkenshaw, Bradford, West Yorkshire, BD11 2LQ**

NO CHAIN: Mature semi detached that provides 3 bedroomed accommodation. The house is in need of overall updating, but we feel it is sensibly priced to compensate for this and to add future value. Situated in this highly sought after village location, within catchment for BBG Academy and in walking distance to Birkenshaw Primary School. NOT TO BE MISSED.

**Asking Price £200,000**

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## HALLWAY

**LOUNGE** 13' (3.96) x 11' (3.35) + chimney breast

**DINING ROOM** 11' (3.35) x 10' (3.05) + chimney breast

**KITCHEN** 8' x 5' (2.44m x 1.52m)

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

## LANDING

**BEDROOM 1** 11' x 10' (3.35m x 3.05m)

**BEDROOM 2** 11' x 10' (3.35m x 3.05m)

**BEDROOM 3** 7' x 5'10" (2.13m x 1.78m)

**BATHROOM** Three piece bathroom suite

**OUTSIDE** Low maintenance fore garden, with pleasant garden at the back.

**TENURE** Freehold

**COUNCIL TAX BAND** C - Kirklees

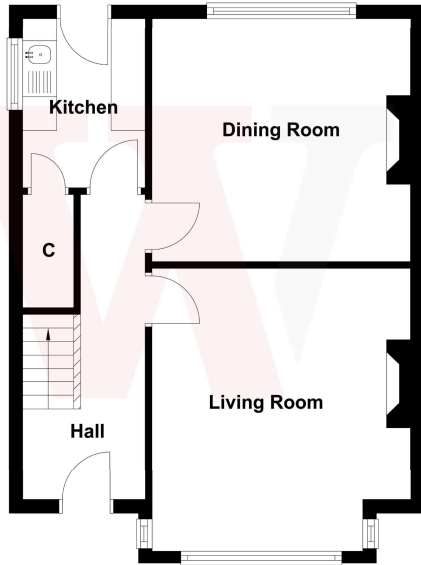
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

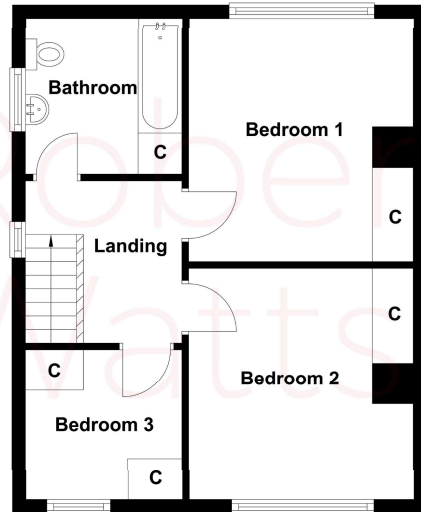
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>21</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	