



## 12 Birkhill Crescent, Birkenshaw, Bradford, West Yorkshire, BD11 2LJ

**NO CHAIN:** Early viewing is essential on this rare to the market end cottage style property. With lovely open aspect views to the back, the house has 3 bedrooms and is in need of updating. Has huge potential to add value. In addition, included in the sale here are 3 dilapidated garages included in sale, 1 double and 1 single. We have been told by our client that they were used these but have, in recent years fallen into disrepair. we are in the opinion that they would have to be pulled down, but the land/space is included for future re build etc`.

**Asking Price £190,000**

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**ENTRANCE PORCH** Entrance porch

**LOUNGE** 18'x 15' max (5.49m x 4.57m max)

Open staircase

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

Archway to kitchen

**REAR PORCH**

**UTILITY ROOM** 9' x 5'11" (2.74m x 1.8m)

**KITCHEN** 9'11" x 9' (3.02m x 2.74m)

Kitchen with wall and base units, worktops and sink unit

**BEDROOM 1** 15' x 11' (4.57m x 3.35m)

**BEDROOM 2** 11' x 9' (3.35m x 2.74m)

**BEDROOM 3** 7' (2.13) x 6'10" (2.08) with stair head

**BATHROOM** Three piece bathroom suite, tiled walls

**EXTERIOR** To the front, there is no designated parking outside the house. However included in the sale here are 3 dilapidated garages included in sale, 1 double and 1 single. We have been told by our client that they were used these but have, in recent years fallen into disrepair. we are in the opinion that they would have to be pulled down, but the land/space is included for future re build etc.

**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.

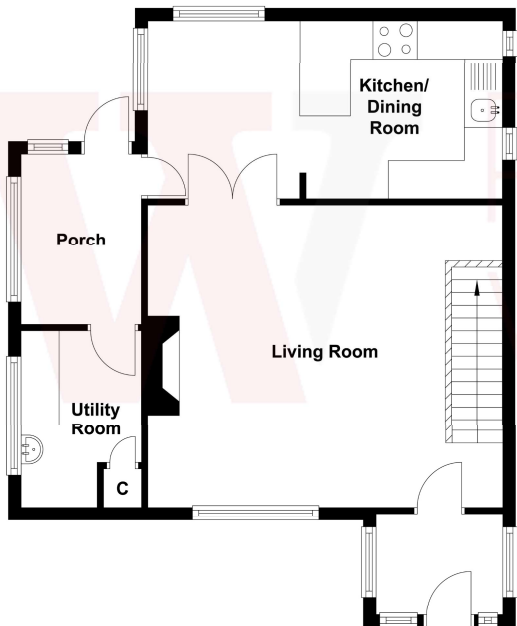
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

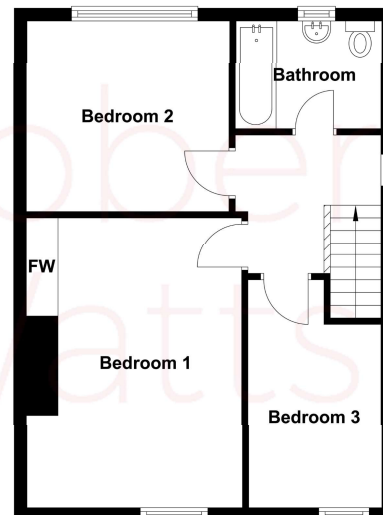





Ground Floor



First Floor



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs   |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         | 74        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  | 24      |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs   |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC  |         |           |