

730 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AE

NO CHAIN: Lovely END CORNER COTTAGE, that we feel would make an ideal buy for either first time buyers or downsizers. The house has been much improved in recent years and provides 2 BEDROOMS and offers much charm and character. Situated in this sought after location in the heart of Birkenshaw Village. Available with immediate possession.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Shower Room.

Asking Price £129,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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GROUND FLOOR

LOUNGE 14' (4.27) x 14' (4.27) + open staircase

Lovely dual aspect lounge, with open staircase to the first floor.

KITCHEN 13' x 7' (3.96m x 2.13m)

Super fitted kitchen, with a good range of cupboards. Built in oven, hob and extractor fan. Tiled flooring.

LANDING

BEDROOM 1 14'11" x 11' Max (4.55m x 3.35m Max)

Good sized bedroom with built in cupboard.

BEDROOM 2 8' x 7'10" (2.44m x 2.4m)

WET ROOM/WC Adapted for disabled use. White suite.

TENURE Freehold

COUNCIL TAX Band A

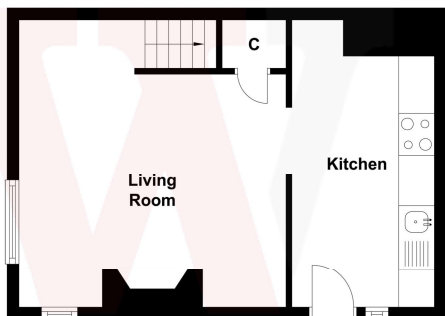
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

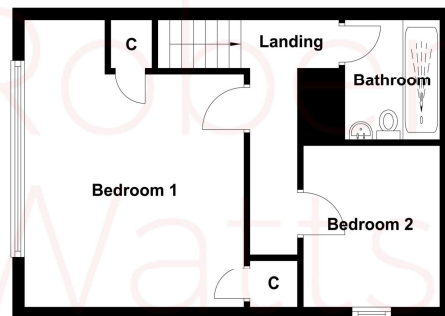
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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