






## 180 Mill Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2AP

EXTENDED: Do not miss out on this well appointed EXTENDED END TOWN HOUSE, that provides GOOD SIZED accommodation. Offers 3 BEDROOMS + 3 RECEPTION ROOMS. The house occupies a generous end plot, with good parking, gardens and garage.

Situated in this popular area, within walking distance to Birkenshaw Primary School and in catchment area for BBG Academy.

**Asking Price £215,000**

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## FRONT PORCH

## HALLWAY

**LOUNGE** 10' (3.05) x 10' (3.05) + chimney breast

**DINING ROOM** 14' x 12' max (4.27m x 3.66m max)

**BREAKFAST KITCHEN** 15' x 8' (4.57m x 2.44m)

Well equipped kitchen with a range of base and wall units, breakfast bar, worktops and sink unit.

## LANDING

**BEDROOM 1** 10'11" x 10' max (3.33m x 3.05m max)

**BEDROOM 2** 12' x 10' max (3.66m x 3.05m max)

**BEDROOM 3** 6'11" x 5' (2.1m x 1.52m)

**BATHROOM/W.C** 3 piece white bathroom suite.

**OUTSIDE** Larger than average plot that includes gardens front and rear, along with a lengthy drive that provides parking for a number of vehicles, whilst giving access to a detached garage.

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.





