



## 884 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AT

Lovely 3 Bedroomed Semi Detached that is situated within catchment for BBG Academy and close to both Birkenshaw and East Bierley Primary Schools. The house is very well presented throughout and to the outside, there is a lovely landscaped, split levelled rear garden. Not to be missed.

The accommodation comprises: Hallway, Lounge, Kitchen, Dining Room/Sitting Room, 3 Bedrooms & Bathroom.

**Offers in excess of £245,000**

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## HALLWAY

**LOUNGE 14'5" (4.4) x 12'2" (3.7) (into alcove)**

## **KITCHEN 8'9" x 8'3" (2.67m x 2.51m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor unit. Integrated fridge freezer.

## **DINING ROOM/SITTING ROOM 9'6" x 9' (2.9m x 2.74m)**

Upvc sliding patio doors leading to the decking terrace.

## LANDING

**BEDROOM 1 12'2" (3.7) x 10' (3.05) + wardrobes**

**BEDROOM 2 12' x 9'6" (3.66m x 2.9m)**

**BEDROOM 3 6'7" x 6' (2m x 1.83m)**

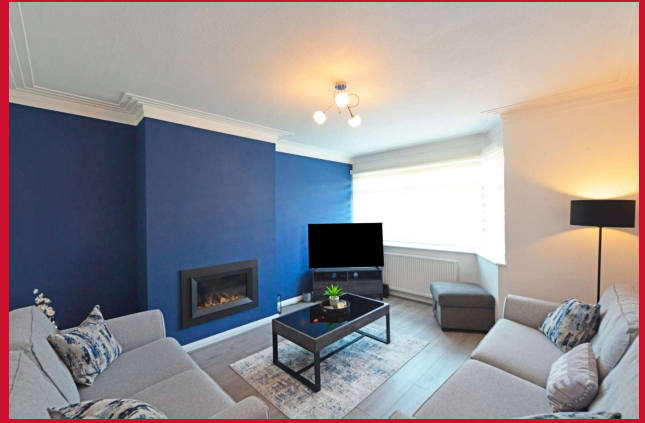
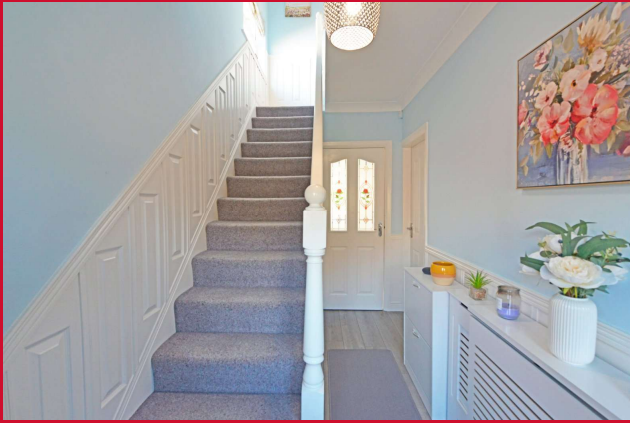
**BATHROOM** 3 piece white bathroom. Tiled walls.

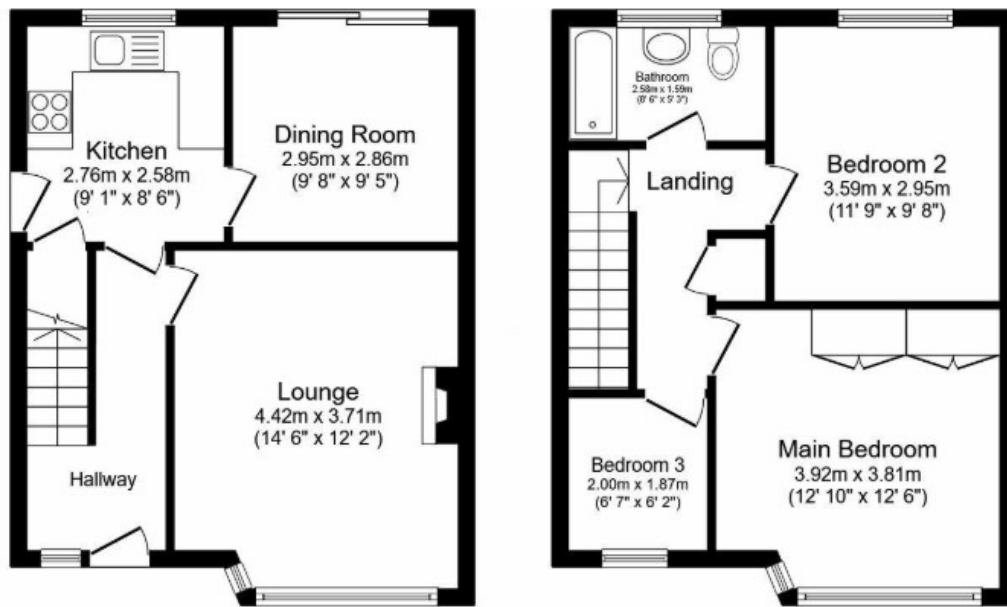
**OUTSIDE** Low maintenance garden to the front with artificial grass. Driveway leading to garage. Lovely landscaped split levelled garden to the rear, decking terrace and patio area.

**AML** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		