



## 22 Tetley Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2NB

NO CHAIN: Really well presented DORMER STYLE SEMI DETACHED, situated in this ever popular part of Birkenshaw. Has been much improved in recent years and provides modern open plan living to the ground floor. Within walking distance to BBG Academy and close to the centre of Birkenshaw village.

The accommodation comprises: Hallway, Lounge/Diner, Kitchen, Bathroom, 3 Bedrooms.

**Asking Price £265,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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### SIDE ENTRANCE

**HALLWAY** Walk in storage cupboard

**LOUNGE 28' (8.53) x 10'11" (3.33) approx. open to the Kitchen**  
uPVC French doors leading to the garden.

**KITCHEN 10' (3.05) x 8' (2.44) Approx. open to lounge**  
Well equipped kitchen with a range of wall and base units, worktops and sink unit, with integrated appliances.

**BEDROOM 1 13'10" x 9' (4.22m x 2.74m)**

**BEDROOM 2 12' x 8' (3.66m x 2.44m)**  
Built in wardrobes.

**BEDROOM 3 8'11" x 8'10" (2.72m x 2.7m)**

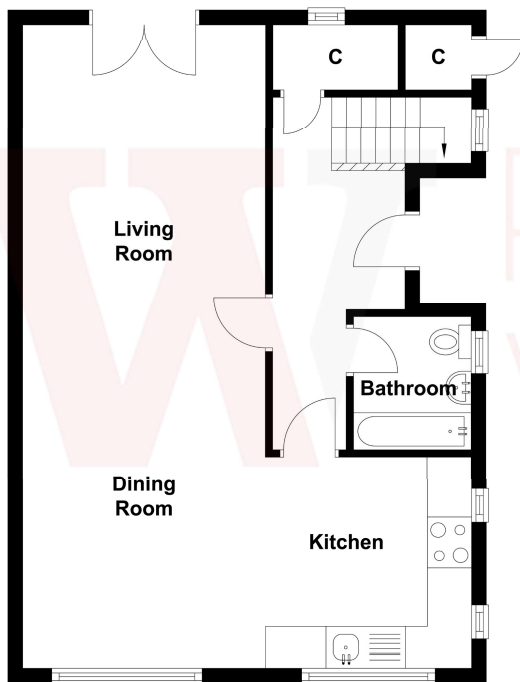
**BATHROOM** Three piece white bathroom suite with shower over bath. Heated towel rail.

**OUTSIDE** Shared access to driveway and parking at the side for 2 cars. Pleasant enclosed rear garden.

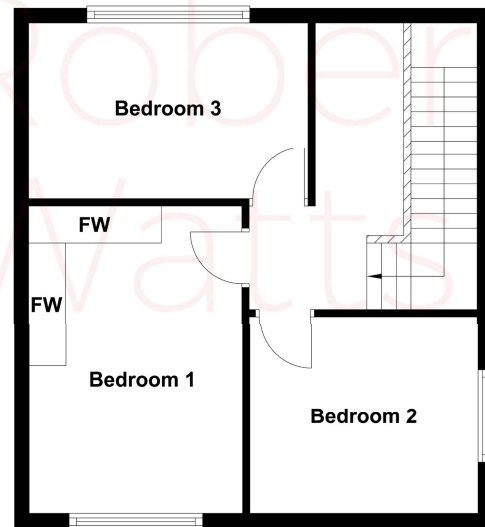
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		