



267 Moor Lane, Birkenshaw, Bradford, BD11 2HJ

EXTENDED: Impressive THROUGH COTTAGE, which has been greatly improved in recent years and has the added benefit and feature of a rear KITCHEN EXTENSION. Provides 2 BEDROOMS and a lovely LANDSCAPED GARDEN and GARAGE. Not to be missed.

Asking Price £175,000

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LOUNGE 17' x 13' (5.18m x 3.96m)

UTILITY ROOM Leading to cellar

KITCHEN 13' x 7'11" (3.96m x 2.41m)

Lovely extended dining kitchen with a range of wall and base units, worktops and sink unit. Sliding doors to garden

BEDROOM 1 13'11" x 7' (4.24m x 2.13m)

Fitted wardrobes

BEDROOM 2 9'11" x 5' (3.02m x 1.52m)

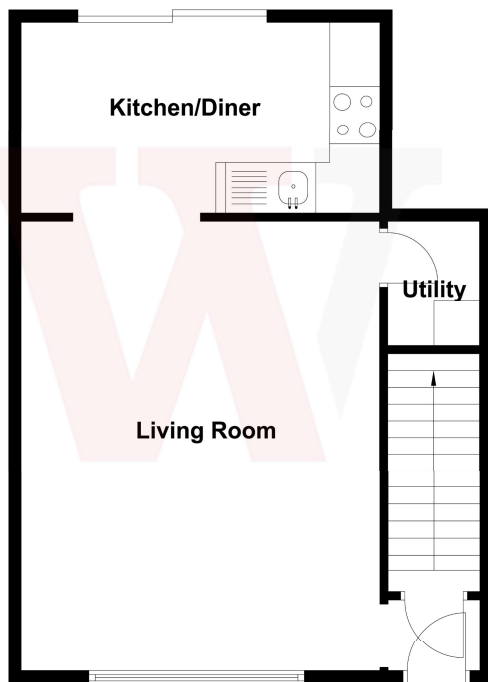
BATHROOM White bathroom suite with tiled flooring

EXTERIOR Lovely landscaped enclosed low maintenance garden at the back. There is also a Garage.

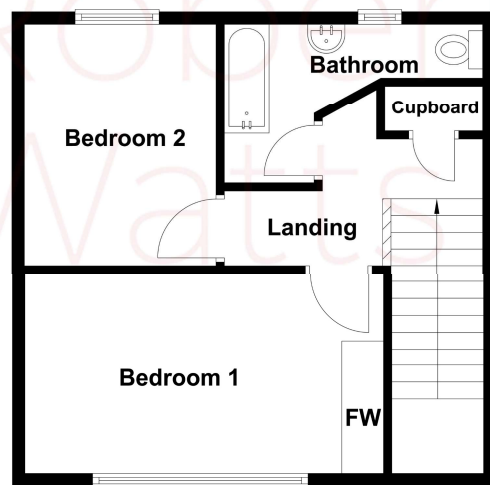
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		