



## 31 Beech Walk, Birkenshaw, Bradford, West Yorkshire, BD11 2PE

NO CHAIN: Well appointed TOWNHOUSE, situated in this ever popular location, within a cul de sac setting. Provides 2 BEDROOMS. Ideal purchase for First Time Buyers or Investor Landlords. Early viewing is essential to avoid disappointment.

The accommodation comprises: lounge, dining kitchen, 2 bedrooms and shower room.

**Asking Price £145,000**

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**LOUNGE 13' (3.96) x 12' (3.66) max` including open staircase**

**DINING KITCHEN 12' x 8' (3.66m x 2.44m)**

With a range of kitchen units. Leading to the back garden.

## **FIRST FLOOR**

**BEDROOM 1 9' x 9' (2.74m x 2.74m)**

Built in wardrobes

**BEDROOM 2 11' max x 6' (3.35m max x 1.83m)**

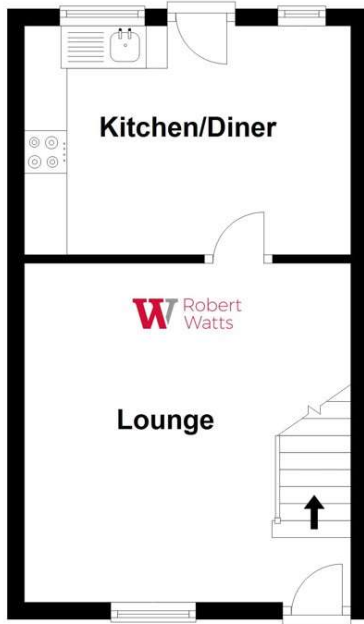
**BATHROOM** Shower and w/c

**EXTERIOR** Cul de sac position, with garden at the front. Low maintenance garden at the back. There is a designated parking space on the car park, to the left, with access via Kingsley Drive

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



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.