



18 Southcroft Avenue, Birkenshaw, Bradford, BD11 2DD

Situated in this ever popular location, well presented Semi Detached providing 3 bedroomed accommodation. Ideally located adjacent to Birkenshaw Primary School and within catchment for BBG Academy. Viewing is essential.

The accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £245,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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ENTRANCE HALL

LOUNGE 12' (3.66) x 12' (3.66) approx. open to Dining Area

DINING AREA 9' (2.74) x 9' (2.74) approx. open to Lounge

uPVC French doors leading to the garden.

KITCHEN 9' x 8' (2.74m x 2.44m)

Well-equipped fitted kitchen with a good range of units, worktops and sink unit. Built in oven, hob and extractor fan. Useful under stairs storage cupboard.

LANDING

BEDROOM 1 11' x 10' (3.35m x 3.05m)

BEDROOM 2 10' x 9' (3.05m x 2.74m)

BEDROOM 3 8' x 7' max (2.44m x 2.13m max)

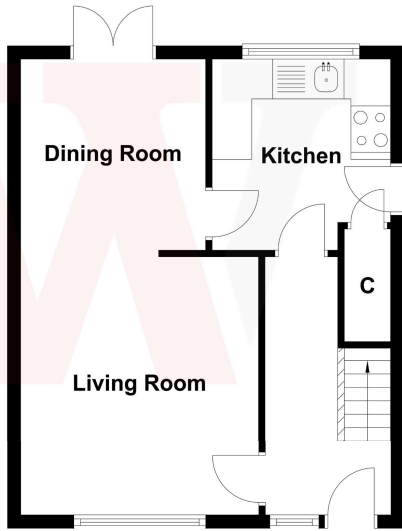
SHOWER ROOM/W.C Modern suite with 'walk-in' shower enclosure, Vanity skin unit. Tiled walls and flooring.

OUTSIDE Garden to front with drive allowing ample parking. Pleasant, enclosed garden to rear with paved patio and decking terrace.

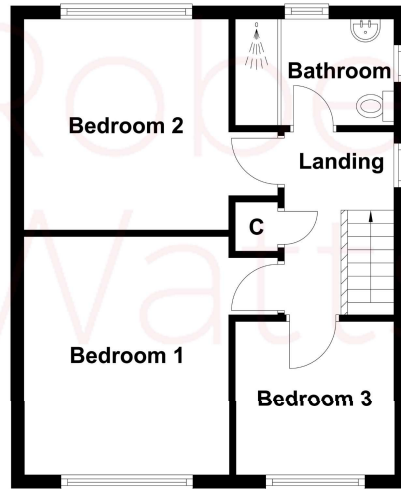
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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