



39 Town Street, Birkenshaw, Bradford, BD11 2HX

NO CHAIN: Delightful CHARACTER COTTAGE, which is situated in this ever popular part of Birkenshaw, providing 2 BEDROOMED accommodation. This lovely property benefits from Central Heating, uPVC DG and front GARDEN. NOT TO BE MISSED.

The accommodation comprises: Entrance Vestibule, Lounge, Dining Kitchen, 2 Bedrooms & Bathroom.

Asking Price £190,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

39 Town Street, Birkenshaw, Bradford, BD11 2HX

ENTRANCE VESTIBULE

LOUNGE 15'11" x 15' max (4.85m x 4.57m max)

Full height feature brick fireplace with open stove fire. Beamed ceiling.

DINING KITCHEN 13' x 11' (3.96m x 3.35m)

Impressive Kitchen with a good range of base and wall units, worktops and sink unit. Built in oven and hob. extractor hood. Feature brick fireplace. uPVC stable door to the rear. Part open stone wall.

LANDING

BEDROOM 1 15' x 9' max (4.57m x 2.74m max)

Attractive feature open face brick chimney breast.

BEDROOM 2 6' x 6' (1.83m x 1.83m)

Feature beams.

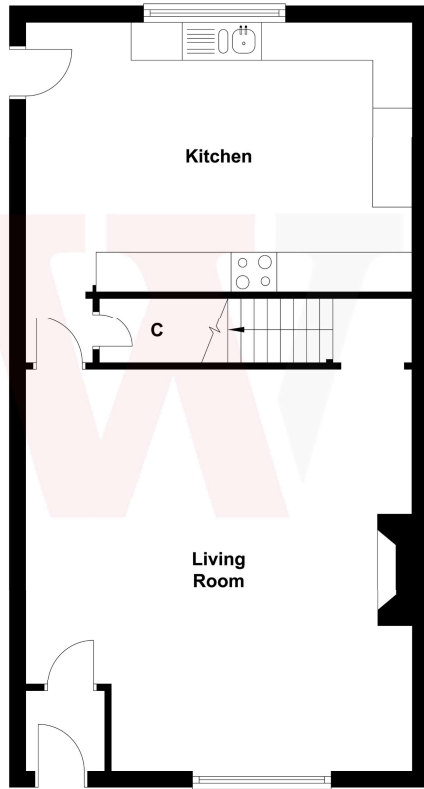
BATHROOM/W.C. Modern white bathroom suite with fitted shower. Tiled walls

OUTSIDE Pleasant lawned fore garden. To the rear is secure and shared block paved area, access by a locked gate (shared between all residents).

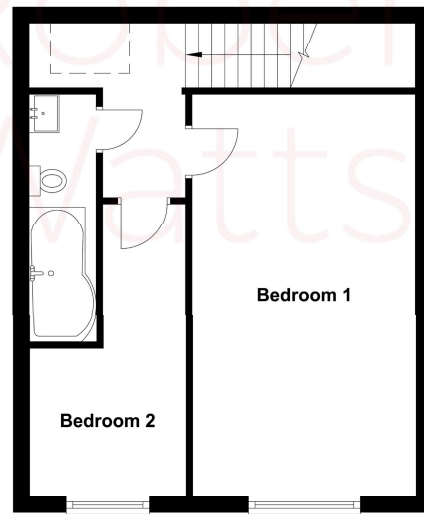
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		