



## **29 Brown Hill Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2AZ**

LOVELY FAMILY HOME IN CATCHMENT AREA FOR BBG ACADEMY.

Impressive SEMI DETACHED that is situated within catchment for BBG Academy and close to both Birkenshaw and East Bierley Primary Schools. The 3 BEDROOMED house is very well presented throughout and to the outside is a lovely rear garden. **MUST BE VIEWED.**

The accommodation comprises: Hallway, Lounge, Kitchen, Dining Room/Sitting Room, 3 Bedrooms & Bathroom.

**Asking Price £275,000**

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**ENTRANCE HALL** Hallway with under stairs storage cupboard

**LOUNGE 13' x 11' max (3.96m x 3.35m max)**

Featured fireplace with gas fire

**DINING ROOM 10' x 8'10" (3.05m x 2.7m)**

Sliding patio doors leading to:-

**CONSERVATORY** in uPVC. Door leading to the garden.

**KITCHEN 9'10" x 9' (3m x 2.74m)**

Lovely modern fitted kitchen with wall and base units, worktops and sink unit, integrated fridge freezer, dishwasher and washing machine, built in oven and hob.

**BEDROOM 1 11'11" x 9' (3.63m x 2.74m)**

**BEDROOM 2 9' x 9' (2.74m x 2.74m)**

**BEDROOM 3 8' x 8' max (2.44m x 2.44m max)**

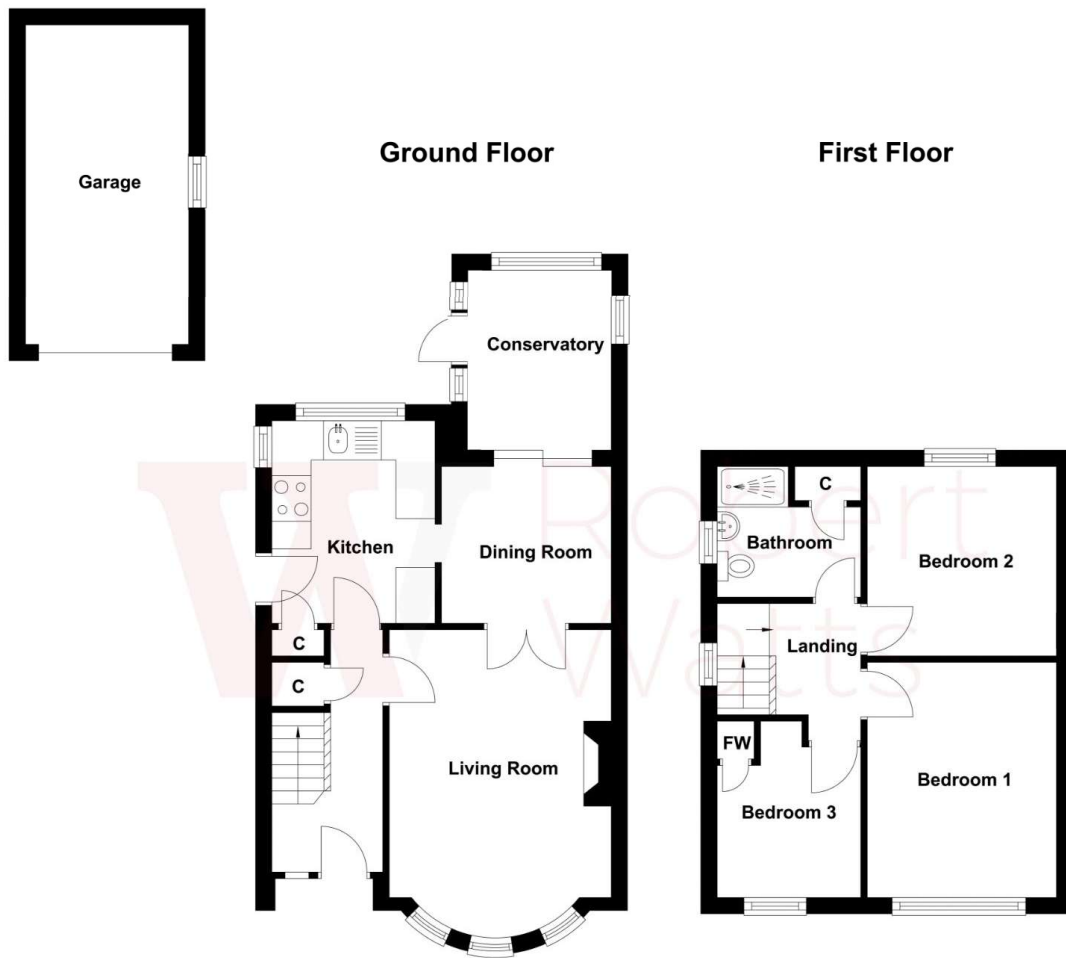
**SHOWER ROOM/W.C.** Walk in shower cubicle, vanity sink unit and heated towel rail

**OUTSIDE** Lawned garden to front. Driveway to side leading to GARAGE. To the rear is a lovely lawned garden with patio terrace.

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		