



35 Carr Street, Birstall, West Yorkshire, WF17 9DX

EXTENDED: Do not miss this impressive Semi Detached that has been subject to extensive alterations and enhancements in recent years. The house had a substantial 2 storey extension built in 2018 to significantly increase the size to offer family sized living accommodation to make 3 good sized bedrooms + en suite. To the ground floor is a super open plan kitchen with family room/dining room. Properties of this size and standard are rare to the market and such viewing is essential.

Asking Price £275,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

arla | [propertymark](#) naea | [propertymark](#)

35 Carr Street, Birstall, West Yorkshire, WF17 9DX

ENTRANCE HALL

LIVING ROOM 18' x 10'6" (5.49m x 3.2m)

Formal Living Room with feature fireplace with open fire

KITCHEN 18' x 12' (5.49m x 3.66m)

Impressive Kitchen that is open to the Dining room/Family Room. Has a well equipped range of units with granite tops. Five ring gas stove, American style fridge freezer, integrated dishwasher and wine cooler. Useful under stairs storage area

DINING ROOM/FAMILY ROOM 21'5" x 8'9" (6.53m x 2.67m)

Lovely room at the back of the house, open to the Kitchen, with uPVC doors leading out to the garden

LANDING

MASTER BEDROOM 16'11" (5.16) x 8' (2.44) + 8' (2.44) x 7' (2.13)

Extended master bedroom with dressing area and en suite

ENSUITE SHOWER ROOM White suite, corner shower cubicle

BEDROOM 2 10' x 8'11" (3.05m x 2.72m)

BEDROOM 3 11' x 9' (3.35m x 2.74m)

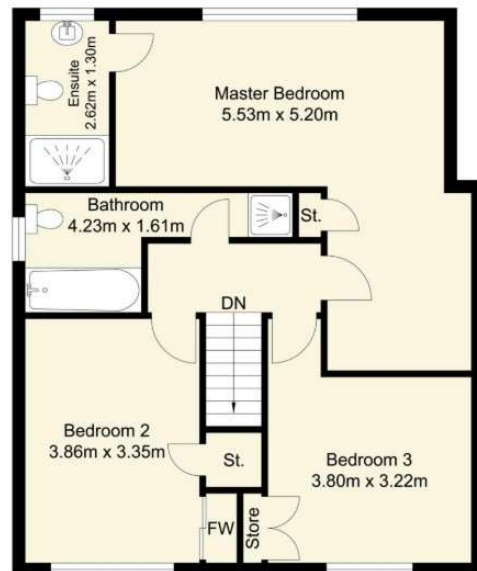
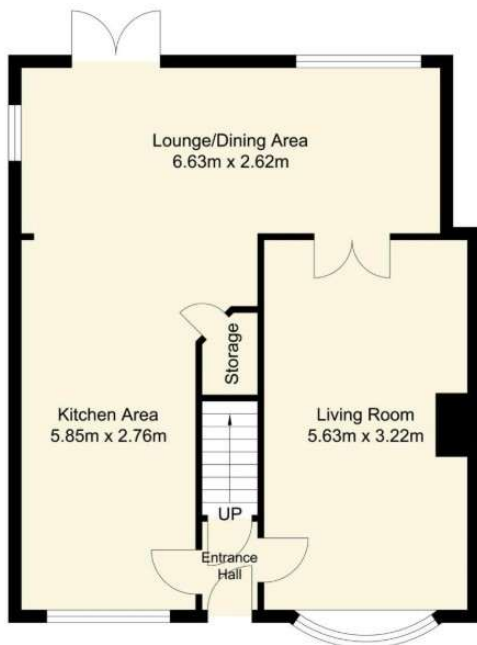
BATHROOM

OUTSIDE There is block paved enclosed garden to front accessed by wrought iron gates. To the rear of the property is a very pleasant and good sized well maintained low maintenance garden with multiple paved patio / seating areas

AML 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 | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |