






## 6 Royds Avenue, Birkenshaw, Bradford, West Yorkshire, BD11 2LD

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Early viewing is highly advised for this Semi Detached, which we feel would make an ideal home for first time buyers. Situated in this popular part of Birkenshaw and within a short walk into the village. The house provides 2 Bedrooms, along with a good sized rear garden and own driveway and garage.

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

**Asking Price £190,000**

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**SWIFT MOVE LEGAL PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

## ENTRANCE HALL

### LOUNGE 12'11" (3.94) x 11' (3.35) + chimney breast

Attractive feature fireplace with electric fire. Useful under stairs storage.

### KITCHEN 15'11" x 6' (4.85m x 1.83m)

Range of base and wall units, worktops and sink unit.

## LANDING

### BEDROOM 1 15' max x 11' (4.57m max x 3.35m)

### BEDROOM 2 9' x 7'11" (2.74m x 2.41m)

**BATHROOM/W.C.** 3 piece white bathroom suite with shower over the bath.

**OUTSIDE** Driveway at the side leading to GARAGE with power and light. Pleasant, well established garden at the back.

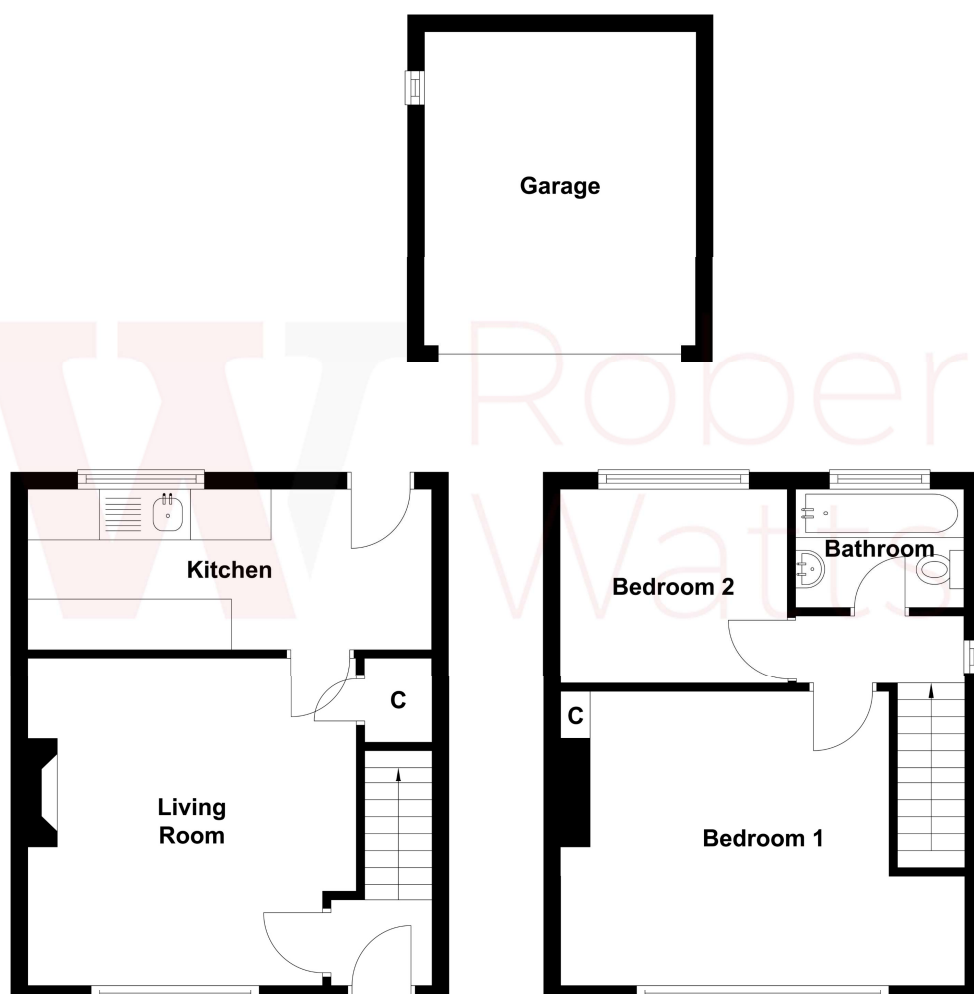
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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