



52 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

Impressive Modern End Town House, that forms part of this sought after small cul de sac development, within walking distance to Birkenshaw Village. Immaculately presented throughout, offering "show home" standard accommodation over 3 floors. Would provide an ideal family home, with 3 double bedrooms and a great overall top floor master bedroom suite with dressing room and en suite. Must be viewed to fully appreciate.

Asking Price £299,950

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GROUND FLOOR

HALLWAY

DOWNSTAIRS W.C White suite. Tiled flooring.

KITCHEN 11'5" x 6'6" (3.48m x 1.98m)

Well equipped kitchen with a range of base and walls units, worktops and sink unit. Built in oven, hob and extractor, fitted fridge, freezer and dishwasher. Tiled flooring.

LOUNGE 15'3" x 14'4" (4.65m x 4.37m)

Leading to;-

CONSERVATORY

FIRST FLOOR

LANDING

DOUBLE BEDROOM 2 14'3" x 9' (4.34m x 2.74m)

DOUBLE BEDROOM 3 13'5" x 11' max (4.1m x 3.35m max)

HOUSE BATHROOM/W.C 3 piece white bathroom suite. Heated towel rail.

TOP FLOOR

MASTER BEDROOM 13'9" (4.2) x 10'8" (3.25) + recess

Impressive overall top floor master bedroom suite that includes dressing room and en suite.

DRESSING ROOM Fitted wardrobes and bedroom furniture.

EN-SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle. Vanity sink unit. Heated towel rail. Velux Roof Light.

OUTSIDE Driveway and garage at the front. Pleasant enclosed 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England, Scotland & Wales	EU Directive 2002/91/EC	

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