



## 5 James Street, Birkenshaw, Bradford, West Yorkshire, BD11 2JB

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

Superb opportunity to purchase this lovely 2 Bedroomed Front Terrace. Ideal for owner occupier/investor landlord. Situated in the heart of Birkenshaw Village and within walking distance to local shops and amenities. A detailed viewing is essential.

The accommodation comprises: Open plan lounge / kitchen, cellar, 2 bedrooms and bathroom.

**£115,000**

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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

## **OPEN PLAN LOUNGE/KITCHEN 14'7" (4.45) x 13'8" (4.17) into alcove**

Open plan with fitted kitchen, incorporating a well equipped range of modern base and wall units, worktops and sink unit. Built in oven, separate hob and extractor fan. Stone fireplace in chimney breast. Stone flagged floor.

**CELLAR** Useful cellar with radiator.

## **LANDING**

## **DOUBLE BEDROOM 1 10'2" x 9'3" (3.1m x 2.82m)**

Decorative feature fireplace.

## **BEDROOM 2 6'4" (1.93) x 6' (1.83) + stairhead**

## **BATHROOM/W.C. 7'2" x 5' (2.18m x 1.52m)**

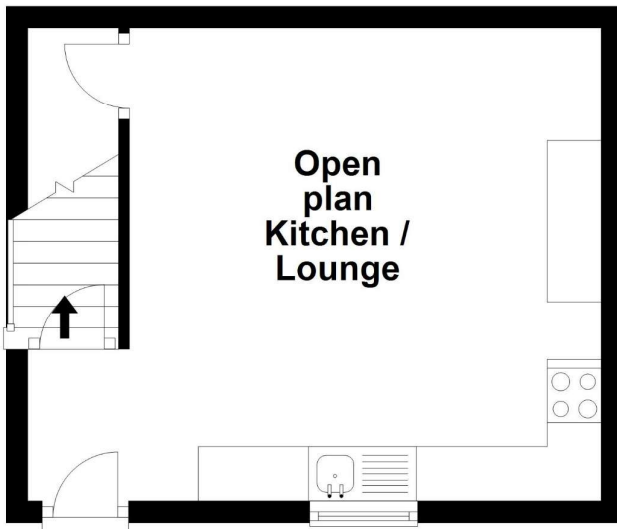
White bathroom suite with shower and shower screen. Vanity sink unit. Heated towel rail.

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.

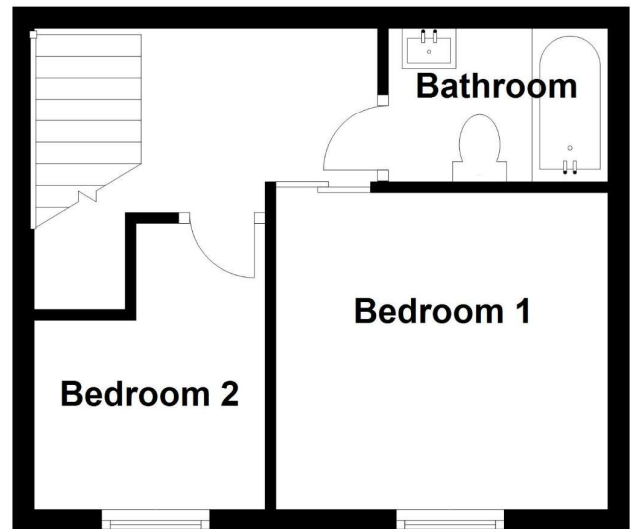




## Ground Floor



## First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

**5 James Street**

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>		80
(55-68) <b>D</b>	58	
(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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