



## **113 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2BX**

**NO CHAIN:** Situated on this highly sought street is this mature Semi Detached, that is in need of updating, but which is reflected in the sensible price. The house would make an ideal family home and provides 3 bedrooms as in walking distance of Birkenshaw Primary School and in the catchment for BBG Academy. Available with **NO CHAIN.**

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

**Asking Price £235,000**

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## HALLWAY

### LOUNGE 12'10" x 10' max (3.9m x 3.05m max)

Feature fireplace with gas fire.

### KITCHEN 9' (2.74) x 5' (1.52) + 6' (1.83) x 5' (1.52)

Range of kitchen units, worktops and sink unit.

**UTILITY ROOM** Extended room that can was built sometime in the 1970`s and can form part of kitchen or as a utility room.

## LANDING

### BEDROOM 1 12' (3.66) x 8' (2.44) + wardrobe

Fitted wardrobe.

### BEDROOM 2 12' x 10' (3.66m x 3.05m)

### BEDROOM 3 9' x 7' max (2.74m x 2.13m max)

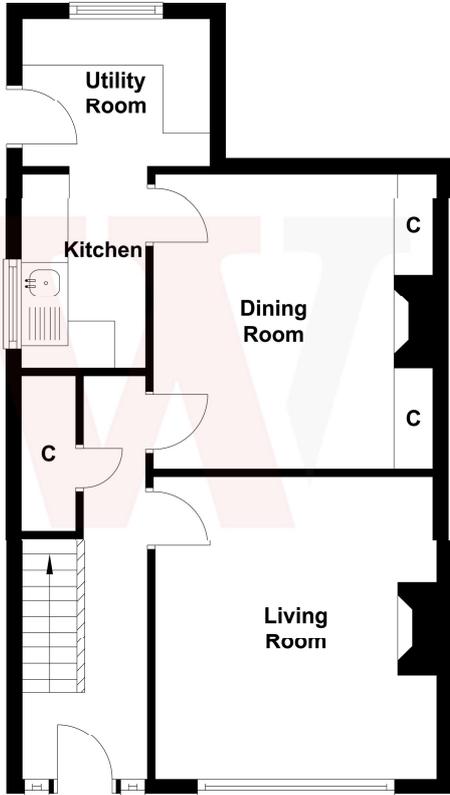
**BATHROOMW/C.** 3 piece bathroom suite.

**OUTSIDE** Garden at the front, taking advantage of the lovely open aspect views over fields. Garden at the back.

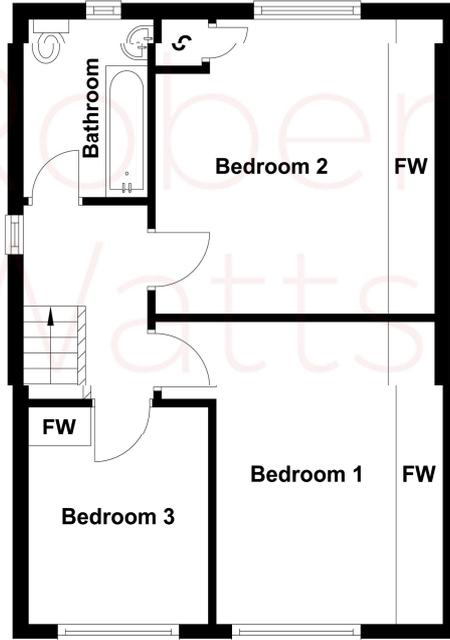
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		