



35 Tetley Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2NB

NO CHAIN: Impressive Semi Detached Bungalow that has recently been much improved and enhanced is now immaculately presented and offers accommodation that is laid out differently to the similar bungalows on Tetley Drive. With 2 bedrooms + loft room, that offers potential to do a full conversion that would increase the size.

Situated in this ever popular and sought after part of Birkenshaw, the house has a really good sized plot, with lovely back garden and good parking.

Guide Price £245,000

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ENTRANCE HALL Side entrance lobby

LOUNGE 15' x 10'10" (4.57m x 3.3m)

KITCHEN 10' x 9' (3.05m x 2.74m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in double oven and hob

CONSERVATORY 17' x 9' approx (5.18m x 2.74m approx)

Good sized room that overlooks the garden. uPVC French doors.

BEDROOM 1 10' x 10' (3.05m x 3.05m)

BEDROOM 2 11' x 9' (3.35m x 2.74m)

BATHROOM Modern white bathroom suite with shower over bath and vanity sink unit

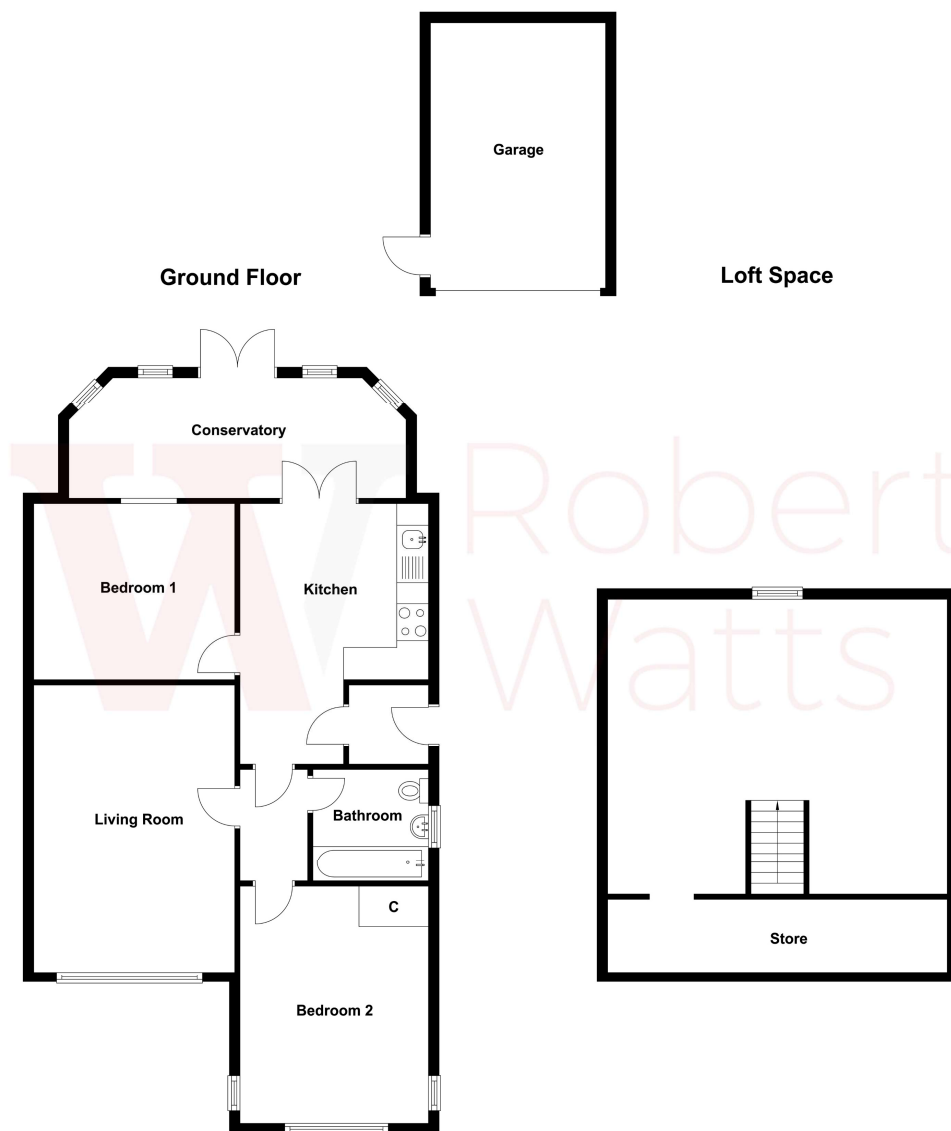
LOFT A useful spacious room with 2 Velux windows, storage to the eaves. As with other similar houses on the street, offers potential to do a full loft conversion.

OUTSIDE Occupies a good sized overall plot, with good parking and garage. At the back, lovely garden.

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		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		