



### **3 Hodgson Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2DA**

LOVELY VIEWS: Early viewing is essential on this very well presented Semi Detached that we feel would make the perfect family home. Situated in this highly regarded location off Station Lane, with lovely views over farmland. Provides 3 Bedrooms and within walking distance to Birkenshaw Primary School and in catchment for BBG Academy.

**Asking Price £255,000**

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## 3 Hodgson Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2DA

**ENTRANCE PORCH** Front porch

**ENTRANCE HALL** Hallway

**LOUNGE 12' x 11' (3.66m x 3.35m)**

**CONSERVATORY** Upvc doors leading to back garden

**KITCHEN 18' x 11'10" (5.49m x 3.6m)**

Lovely open plan dining kitchen with well-equipped range of wall and base units, granite worktops and sink unit, built in oven, hob and extractor fan. Doors leading to conservatory.

**BEDROOM 1 13' (3.96) x 9' (2.74) into bay window**

Fitted wardrobes and bedroom furniture

**BEDROOM 2 11'10" x 11' (3.6m x 3.35m)**

**BEDROOM 3 7' x 5' (2.13m x 1.52m)**

Lovely view

**BATHROOM** White bathroom suite with tiled walls and flooring

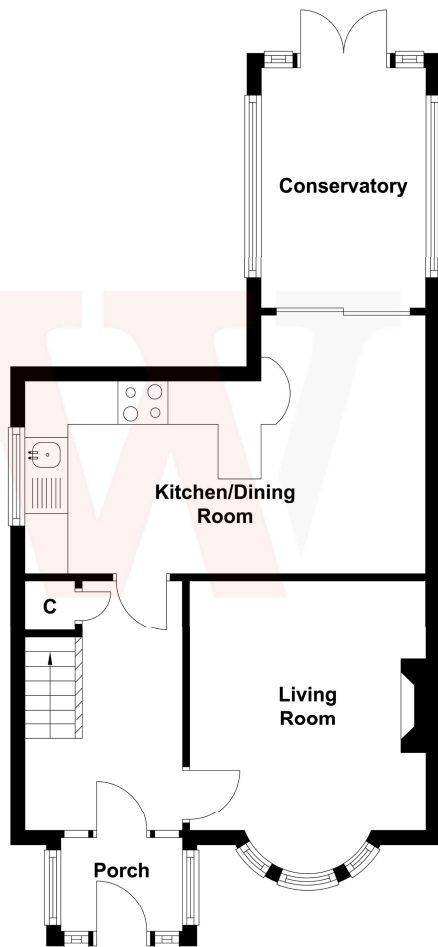
**EXTERIOR** Lovely open aspect views to the front, garden, driveway and garage (with power and lighting) lovely enclosed garden at the back with patio terrace

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.

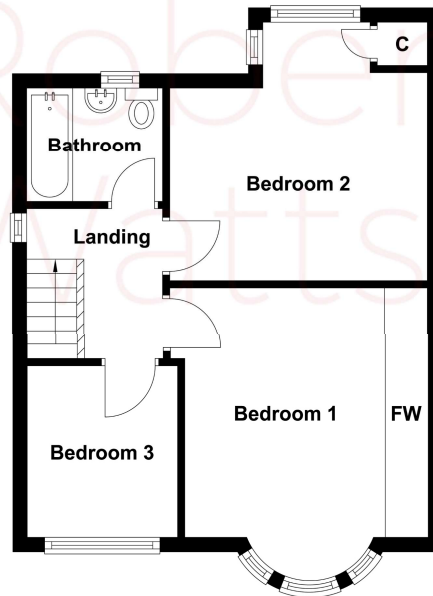




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	85 B