



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

3 BEDROOMS + EN SUITE:

Superbly presented and tastefully appointed MODERN END TOWN HOUSE (1 of 3), which forms part of this ever popular and select cul de sac development. The house has been much improved in recent years, with super kitchen, en suite and bathroom and is ideally located close to all the amenities of Birkenshaw village. With **3 BEDROOMS + EN SUITE**, together with LOVELY LANDSCAPED REAR GARDEN.

The accommodation comprises: Hallway, WC, Lounge, Dining Kitchen, 3 Bedrooms, En Suite, Bathroom.

Asking Price £240,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 14' (4.27) x 12' (3.66) narrowing to 9' (2.74)

DINING KITCHEN 16' x 9' (4.88m x 2.74m)

Super kitchen with a good range of base and wall units, breakfast bar, worktops and sink unit. Integrated fridge and freezer, and dishwasher. Built in oven and hob. Useful understairs storage cupboard. uPVC French doors leading to the garden.

LANDING Access to boarded LOFT with ladder, power and light.

MASTER BEDROOM 10' x 9'10" (3.05m x 3m)

EN-SUITE SHOWER ROOM/W.C Modern white suite with corner shower cubicle. Vanity sink unit. Heated towel rail.

BEDROOM 2 9'11" x 8' (3.02m x 2.44m)

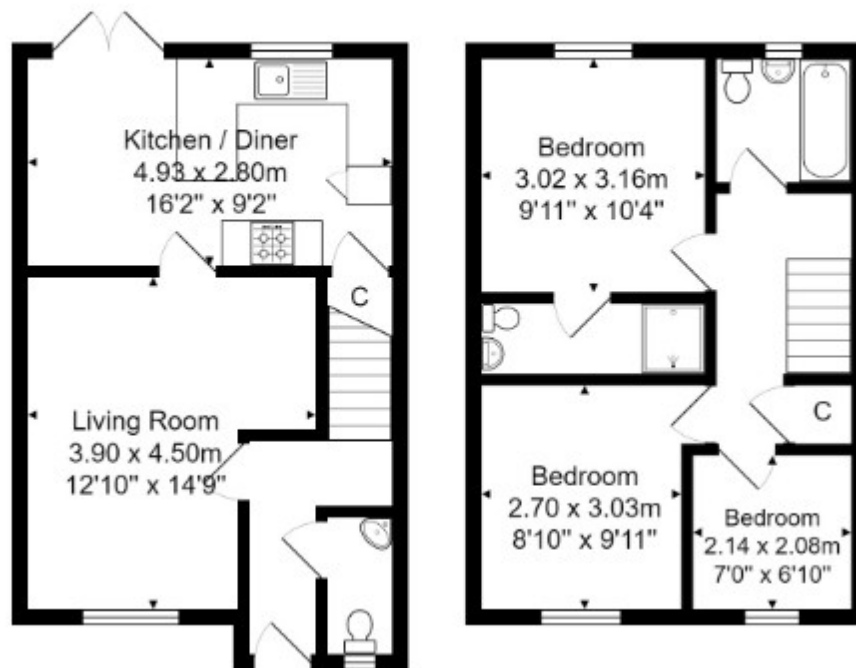
BEDROOM 3 7' x 6' (2.13m x 1.83m)

BATHROOM/W.C White bathroom suite. Vanity sink unit. Tiled walls and flooring. Heated towel rail.

OUTSIDE Lovely, enclosed landscaped and low maintenance garden with power and lights outside. Parking to the front.

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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		