



898 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BE

LOVELY GARDEN:

Lovely END TERRACE that is sold with a SUPER LARGER THAN AVERAGE GARDEN. Provides 2 BEDROOMS and is situated in this ever popular location, that is perfect for commuting to Bradford, Leeds or Kirklees areas. Within walking distance to Birkenshaw Primary School and in catchment for BBG Academy.

With the house being the end one, offers great potential for possible extension to the side elevation (subject to the relevant planning permission).

Available with NO CHAIN.

Asking Price £160,000

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ENTRANCE HALL Entrance Hall

LOUNGE 14' x 14' max (4.27m x 4.27m max)

KITCHEN 7' x 4' (2.13m x 1.22m)

Kitchen with a range of wall and base units, worktops and sink unit, oven and hob. Access to basement

BASEMENT 14' x 5' approx (4.27m x 1.52m approx)

Used as an utility room, with ample electrical points, tiled flooring and radiator - access to the rear garden

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

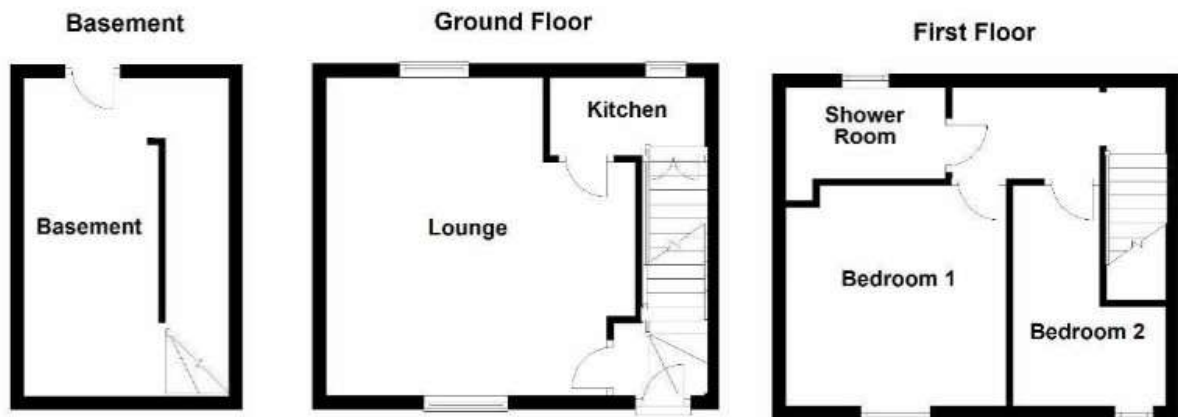
BEDROOM 2 10' x 7' max (3.05m x 2.13m max)

SHOWER ROOM Corner shower cubicle, white suite and heated towel rail

OUTSIDE The house occupies a super, larger than average garden, with ample parking and garage. Ideal for van/camper van owner. With it being the end house, offers great potential for possible extension to the side elevation (subject to the relevant planning permission).

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		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		