






19 Whitehall Road East, Birkenshaw, Bradford, West Yorkshire, BD11 2EQ

EXTENDED: Do not miss out on this very well presented Extended Semi Detached that would make a perfect family home. Offering spacious accommodation, with 2 good sized living rooms. Outside there is ample parking and a detached double garage.

Situated in this popular part of Birkenshaw, within walking distance to BBG Academy. Viewing is essential.

The property benefits from a new boiler installed 2023 and new roof in 2023.

Asking Price £275,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents  @robertwatts_

arla | [propertymark](#) naea | [propertymark](#)

19 Whitehall Road East, Birkenshaw, Bradford, West Yorkshire, BD11

HALLWAY

DOWNSTAIRS W.C.

LOUNGE/DINER 16'10" x 13' max (5.13m x 3.96m max)

Feature fireplace with gas fire.

SITTING ROOM 16'11" x 15' (5.16m x 4.57m)

BREAKFAST KITCHEN 8'11" (2.72) x 5' (1.52) 'L' shaped kitchen

Lovely kitchen that incorporates a well equipped rang of units. Splashback tiled walls with concealed lighting.

REAR INTERNAL HALL

LANDING

BEDROOM 1 11 x 11'10" (11 x 3.6m)

Fitted wardrobes. uPVC French Doors, potential to create a balcony/veranda.

BEDROOM 2 12' x 7' (3.66m x 2.13m)

Access to Loft.

BEDROOM 3 12' x 5' (3.66m x 1.52m)

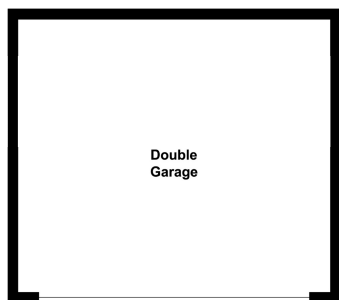
BATHROOM/W.C. White bathroom suite with shower over the bath. Useful storage cupboard.

OUTSIDE Garden to the front. At the back is a driveway with good parking leading to double detached garage (please note there is right of access for no` 21)

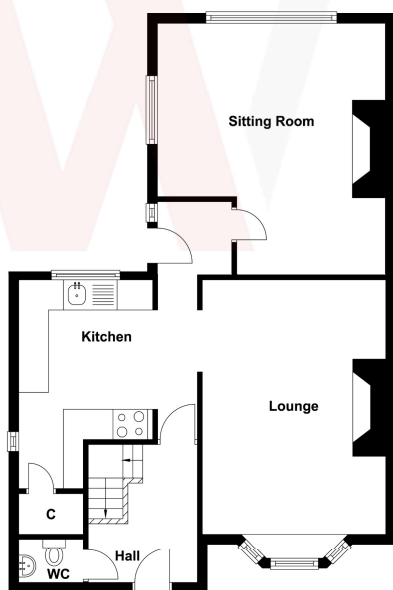
AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credus who charge a fee for this service.

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.

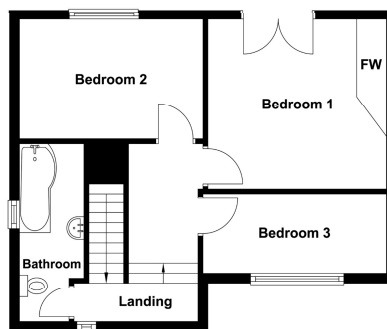




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		