



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

CORNER PLOT: Well appointed Semi Detached that would make an ideal 3 bedroomed family home. The house is sensibly priced to encourage a sale and to allow for some cosmetic enhancements. Occupies a super corner plot that offers vast potential for an extension (subject to the relevant planning consents). Situated in this highly sought after part of Birkenshaw, within a short walk to BBG Academy.

The accommodation comprises: Hall, Lounge/Diner, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £245,000

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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HALLWAY

LOUNGE/DINING ROOM 22' max x 12' (6.7m max x 3.66m)

Good sized overall room with attractive fireplace. uPVC French door leading to the garden.

KITCHEN 9' x 7' (2.74m x 2.13m)

Well equipped kitchen including a range of base and wall units, worktops and sink unit. Built in oven and separate hob. Tiled flooring, heated towel rail and plumbing for washing machine.

SIDE PORCH With electric points.

LANDING Access to Loft via pull down loft ladder, the Loft is boarded + power and light.

BEDROOM 1 12' x 11' (3.66m x 3.35m)

BEDROOM 2 10 x 10' (10 x 3.05m)

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

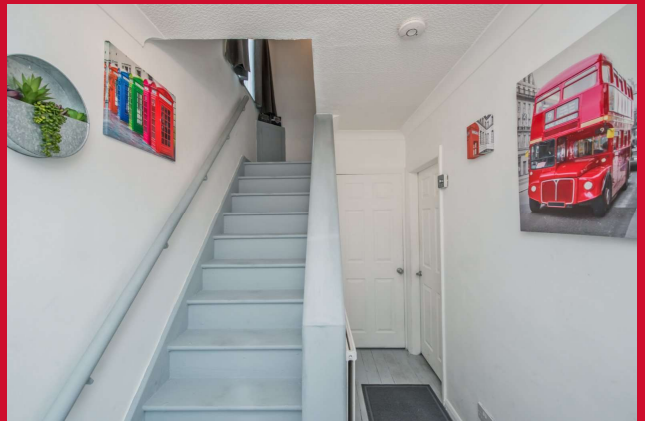
BATHROOM/W.C 9' x 7' (2.74m x 2.13m)

White bathroom suite (please note the shower currently not working).

OUTSIDE The house occupies a great corner plot and so offers vast potential for side extension (subject the relevant planning consents). The garden at the front is currently low maintenance and a "blank canvas" for the new buyer. Driveway, with gates and good parking at the side, along with garage (power and light). Pleasant garden at the back.

NB 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.



A diagram of a diamond-shaped garage. The word "Garage" is written in the center. The structure is a rhombus with a curved entrance on the right side. The walls are represented by thick black lines, and the floor is a thin grey line. There are two small red rectangular areas at the bottom left and bottom right corners of the diagram.

This floor plan shows a 3-bedroom house. The layout includes:

- Bedroom 1:** A large bedroom at the front right, featuring a bay window with a small porch.
- Bedroom 2:** A medium-sized bedroom at the top right.
- Bedroom 3:** A medium-sized bedroom at the bottom left.
- Bathroom:** Located at the top left, containing a bathtub, toilet, and sink.
- Stairs:** A central staircase with a door leading up to a landing area.
- Entrance:** A front door leading into the main living area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		