



## 34 Allen Croft, Birkenshaw, Bradford, West Yorkshire, BD11 2AD

SENSIBLY PRICED TO SELL:

Compact END BACK TO BACK TERRACE that we feel would make an ideal start home for owner occupier or for investment for buy to let. The house has 2 BEDROOMS and is sensibly priced to allow for further cosmetic works and improvements.

**Asking Price £95,000**

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## ENTRANCE HALL

### OPEN PLAN LIVING ROOM/KITCHEN 16' (4.88) x 10' (3.05) + Recess

Selection of base units and sink unit. Leading to a small cellar.

## LANDING

### BEDROOM 1 10' x 7'10" (3.05m x 2.4m)

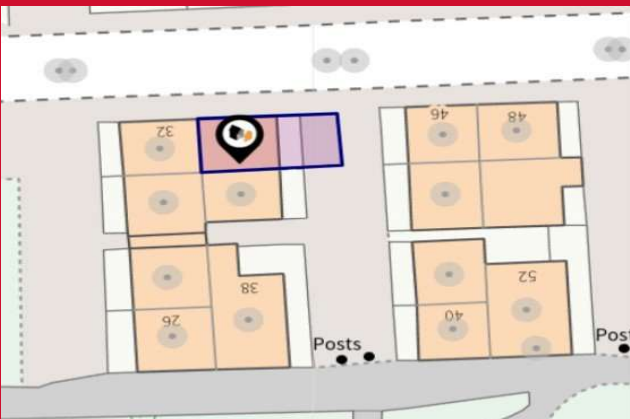
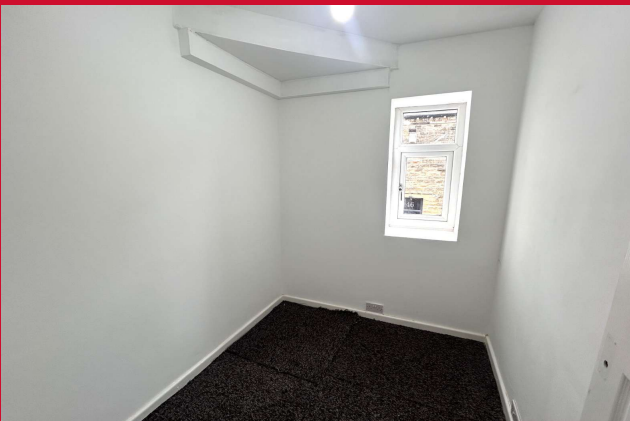
### BEDROOM 2 6' x 5' (1.83m x 1.52m)

**BATHROOM** White bathroom suite with a oversized bath.

**OUTSIDE** Small front garden area

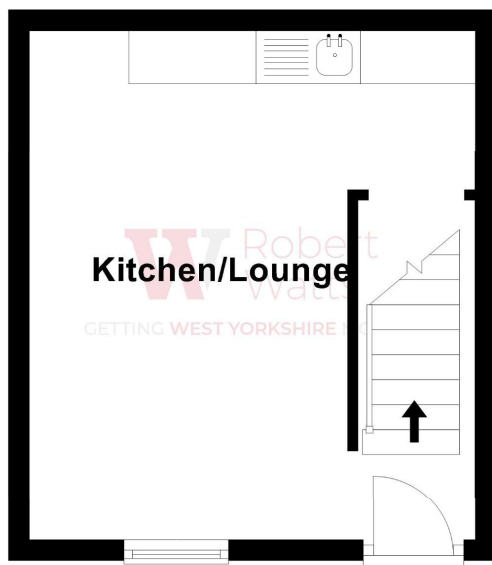
**AML** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

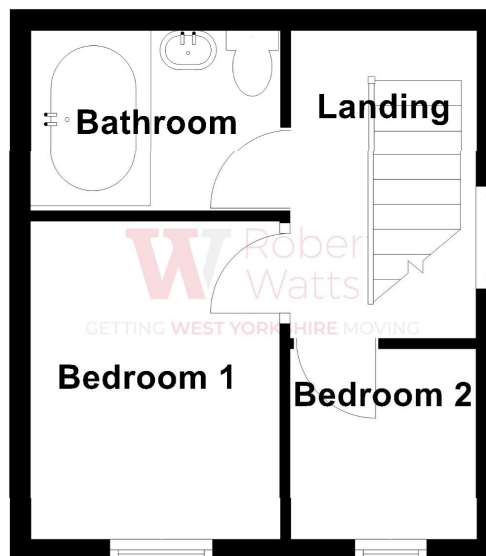




**Ground Floor**



**First Floor**



**34 Allen Croft**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		