



625 Bradford Road, Birkenshaw, Bradford, BD11 2AU

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

SUPERBLY PRESENTED, two bedroom extended cottage situated in this ever popular location. Enjoying a SIZABLE LAWNED GARDEN with SEMI RURAL VIEWS, this lovely mid terraced house is ideal for FTB's downsizers or professional couples. Comprises lounge, modern kitchen and bathroom, useful tanked cellar, dining room, two bedrooms with driveway off street parking to the front. Benefits from GCH & uPVC DG.

Asking Price £165,000



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LOUNGE 13'5" x 11'2" max (4.1m x 3.4m max)

Having multi fuel stove within chimney breast.

KITCHEN 10'10" x 8'6" max (3.3m x 2.6m max)

Modern range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Integral fridge freezer, dishwasher, auto washer and dryer.

DINING ROOM 6'11" x 6'7" max (2.1m x 2m max)

French doors leading onto garden and wall mounted boiler.

VAULTED CELLAR Tanked cellar with radiator which is useful space.

BEDROOM ONE 12'2" x 11'2" max (3.7m x 3.4m max)

BEDROOM TWO 8'2" (2.5) x 6'7" (2.0) plus robes

Fitted sliding wardrobes.

BATHROOM Three piece suite comprising integral shower over bath, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from a block paved driveway to the front for off street parking and a pleasant, good sized gravelled and lawned garden to the rear with decked area. Two useful storage outhouses. The rear has the benefit of being West facing and having lovely semi rural views.

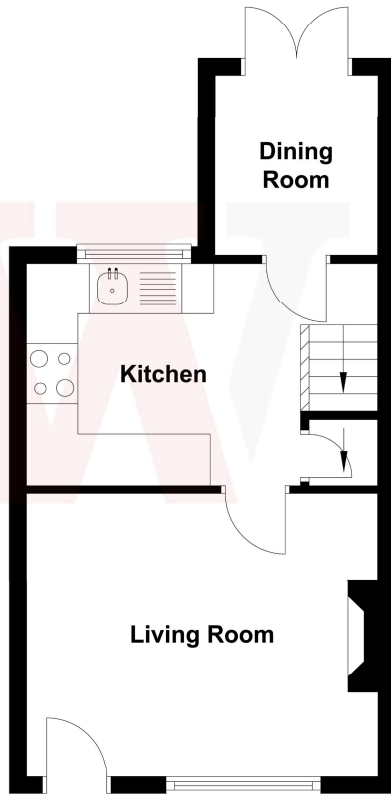
AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries. The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

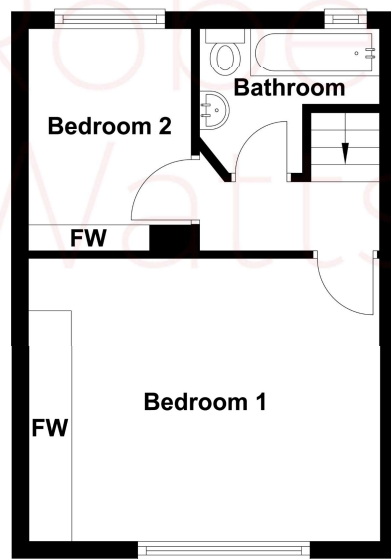
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		