



## 5 Ghyllroyd Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2ES

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

EXTENDED: Lovely Extended twin bay windowed Semi Detached which we feel would be perfect for young family buyers. Situated in this ever popular part of Birkenshaw and only a short walk to BBG Academy. Having been extended, with 3 Bedrooms and lovely gardens and good parking.

Available with NO CHAIN.

**Asking Price £289,950**

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**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.

### ENTRANCE HALL

**LOUNGE 12' (3.66) x 11' (3.35) plus chimney breast**

**DINING ROOM 12' x 10'11" (3.66m x 3.33m)**

With log burner stove. Sliding patio doors to garden.

**KITCHEN 15'11" x 6' approx.. (4.85m x 1.83m approx..)**

Irregular shaped extended Kitchen, with range of kitchen units including built in double oven and hob.

### FIRST FLOOR

#### LANDING

**BEDROOM 1 12'11" (3.94) x 10' (3.05) into bay window**

Fitted wardrobes.

**BEDROOM 2 11' x 11' (3.35m x 3.35m)**

Fitted wardrobes.

**BEDROOM 3 6'10" (2.08) x 6' (1.83) plus stair head**

**BATHROOM** White bathroom suite, with corner shower cubicle. Tiled walls. Separate WC.

**OUTSIDE** Block paved driveway at the front and side offering ample parking. At the back is a lovely garden area, comprising of lawned area, decking terrace and further block paving.

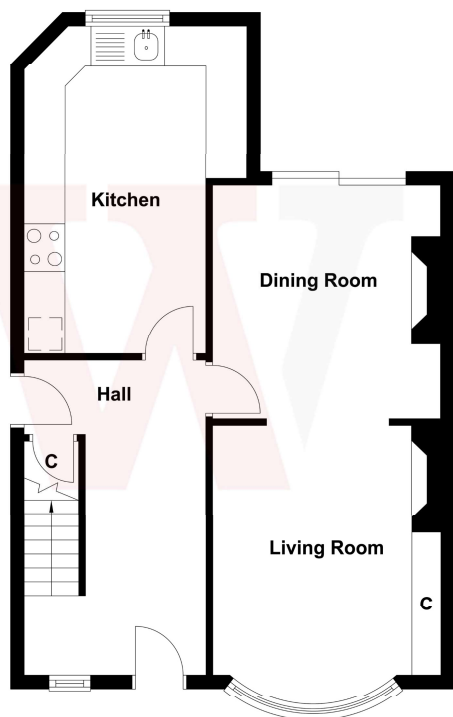
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

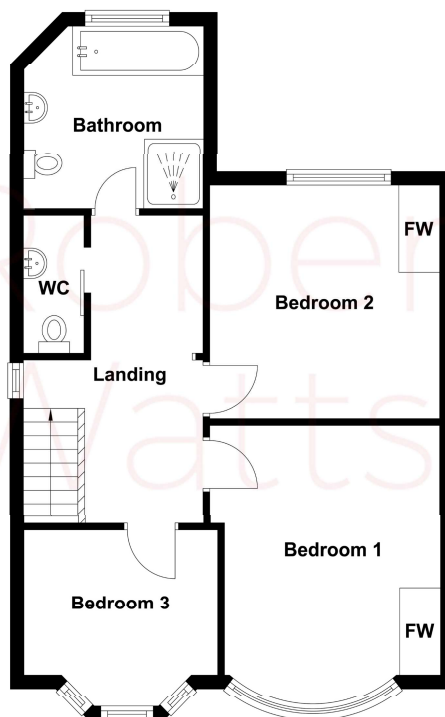




Ground Floor



First Floor



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