



1 Birksland Moor, Birkenshaw, Bradford, West Yorkshire, BD11 2PA

Lovely TOWN HOUSE that occupies a good sized corner plot, that would make an ideal buy for first time buyers. Provides 2 BEDROOMS, with CONSERVATORY. To the outside, is a lovely back garden, along with AMPLE PARKING/ DRIVEWAY + GARAGE. Situated in this ever popular part of Birkenshaw, that is within the catchment area for BBG Academy, early viewing is essential.

The accommodation comprises: Entrance Hall, Lounge, Conservatory, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £185,000

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ENTRANCE HALL

LOUNGE 12' x 11' max (3.66m x 3.35m max)

Open to conservatory

KITCHEN 15' x 5'11" (4.57m x 1.8m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob.

CONSERVATORY 10' x 8'11" approx (3.05m x 2.72m approx)

Conservatory in upvc currently used as a dining room

LANDING

BEDROOM 1 12' x 9'11" (3.66m x 3.02m)

Built in wardrobes

BEDROOM 2 9' x 8'11" (2.74m x 2.72m)

SHOWER ROOM/WC Corner shower cubicle

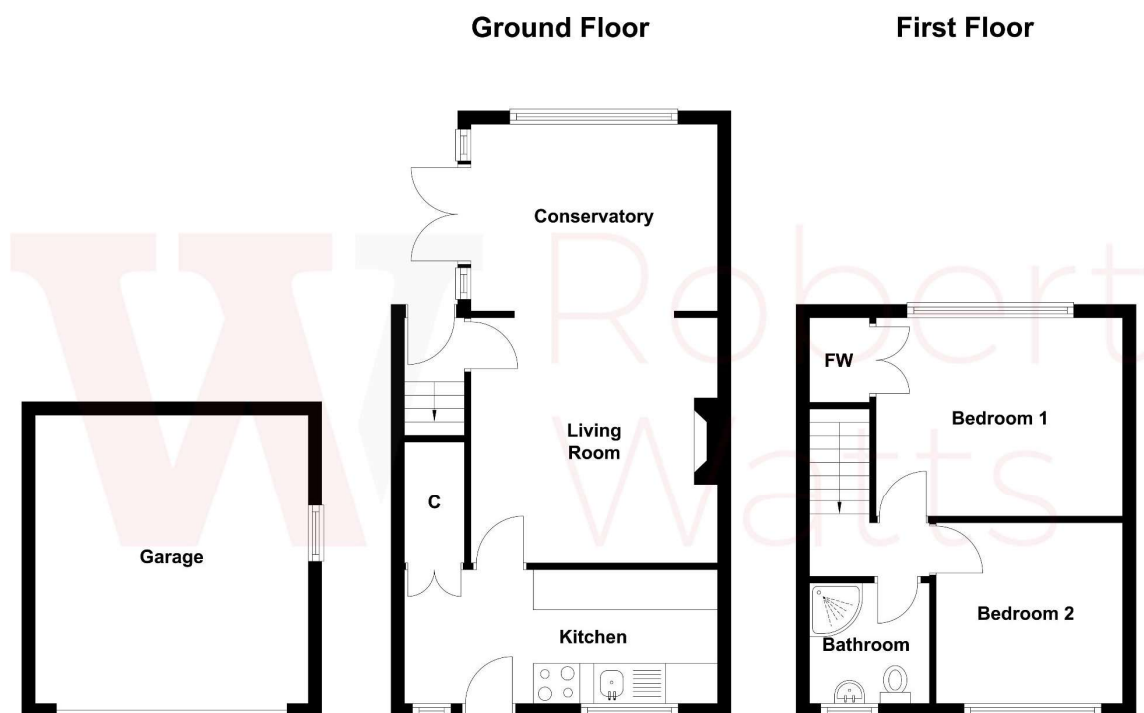
OUTSIDE Occupying an end plot with driveway at the front with good parking that leads to Garage. Lovely, private back garden.

FEATURES The house is equipped with CCTV to both the front and back and the house is fully alarmed including garage.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		