



12 St. Pauls Road, Birkenshaw, Bradford, West Yorkshire, BD11 2JY

NO CHAIN: Well appointed Semi Detached that we feel would make an ideal home for first time buyers. Provides 3 Bedrooms and has just had a new modern fitted kitchen installed, together with new carpets and decorated. Situated in this popular part of Birkenshaw.

The accommodation comprises: Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £205,000

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ENTRANCE HALL

LOUNGE 16'11" x 12' (5.16m x 3.66m)

DINING ROOM 10' x 10' (3.05m x 3.05m)

KITCHEN 15'3" x 6'8" (4.65m x 2.03m)

Lovely new fitted kitchen with a good range of wall and base units, worktops and sink unit. Integrated oven and hob

BEDROOM 1 12' x 9' (3.66m x 2.74m)

BEDROOM 2 12' x 10' (3.66m x 3.05m)

BEDROOM 3 9' x 7' (2.74m x 2.13m)

BATHROOM Newly installed bathroom with vanity sink unit

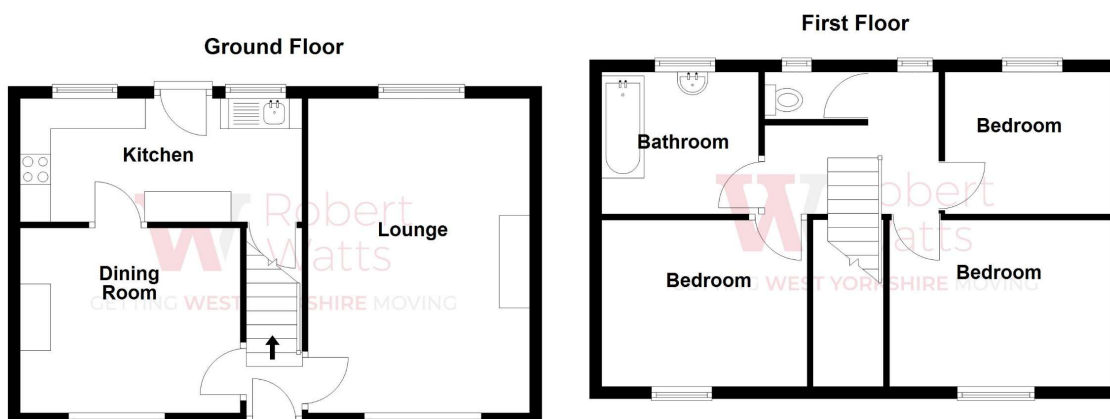
SEPARATE W.C.

OUTSIDE Garden at the front has a pathway to the right with foot only access across the land. Pleasant, good sized rear garden - great children's play area

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.





12 St Pauls Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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