



9 Ridge Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2PR

BUILDERS ASSISTED SALE - SENSIBLY PRICED TO SELL.

Do not miss this impressive END TOWN HOUSE, that forms part of the ever popular "Heathfield Farm" development in Birkenshaw. The house is beautifully presented and provides 3 BEDROOMS + EN SUITE.

The accommodation comprises: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms, En Suite & House Bathroom.

Asking Price £260,000



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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 14' x 12' (4.27m x 3.66m)

DINING KITCHEN 15' x 10' (4.57m x 3.05m)

Lovely, modern fitted kitchen with a good range of units, worktops and sink unit. Built in oven and hob. uPVC door leading to the garden.

LANDING

MASTER BEDROOM 10 x 10' max (10 x 3.05m max)

EN-SHOWER ROOM/W.C White suite with corner shower cubicle. Heated towel rail.

BEDROOM 2 12' x 7'10" (3.66m x 2.4m)

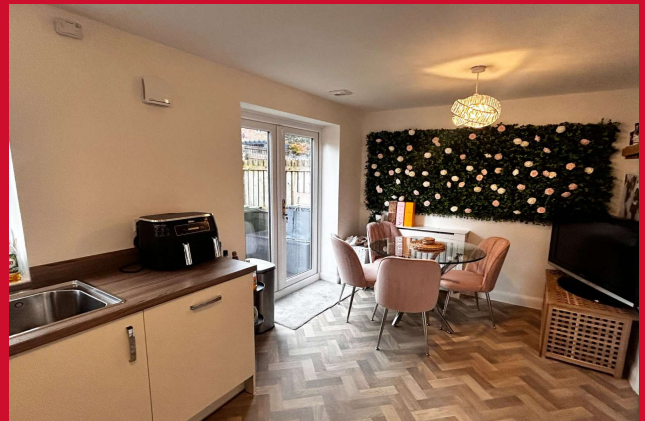
BEDROOM 3 7' x 7' (2.13m x 2.13m)

BATHROOM/W.C. White bathroom suite. Heated towel rail.

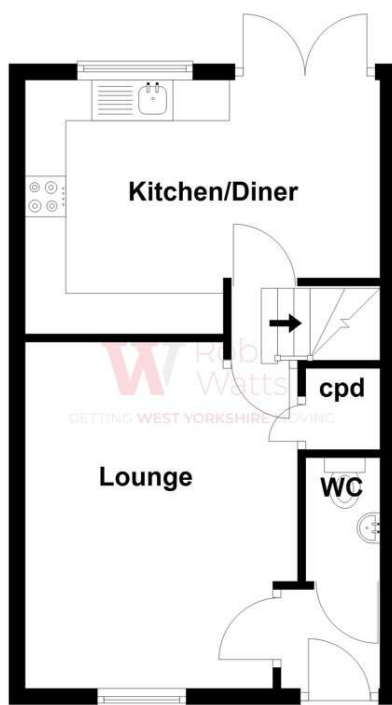
OUTSIDE At the front plan garden, with parking for two vehicles. The rear garden is fully enclosed and designed for easy maintenance, featuring a side access gate, a high-quality artificial lawn, and a paved private patio area

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.

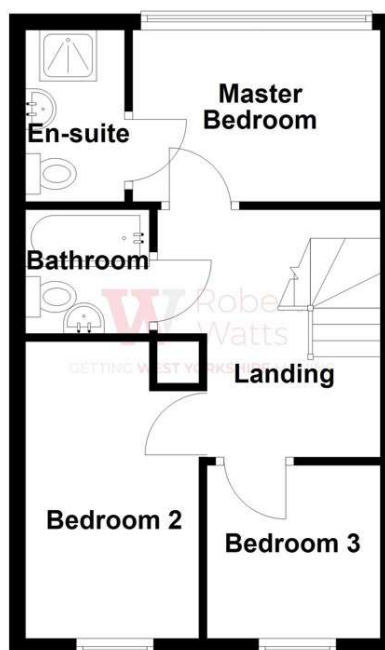
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		