



73 Rochester Road, Birstall, West Yorkshire, WF17 9DD

PERFECT HOME FOR FIRST TIME BUYERS.

Superbly presented INNER TOWN HOUSE, that we feel would make an ideal buy for first time buyers/owner occupier. Provides 3 BEDROOMS, the property has been much improved in recent years and has impressive MODERN KITCHEN and BATHROOM. To the outside, lovely LANDSCAPED GARDEN, together with OFF STREET PARKING. Must be viewed to fully appreciate.

The accommodation comprises: Hallway, Lounge, Kitchen/Diner, Conservatory, 3 Bedrooms & Bathroom.

Asking Price £169,000

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HALLWAY

LOUNGE 12' x 11'11" (3.66m x 3.63m)

Attractive feature fireplace with gas fire.

DINING KITCHEN 17'11" x 8' (5.46m x 2.44m)

Impressive open plan kitchen/diner, with a really well equipped range of appliances. Including built in double oven, hob and microwave.

CONSERVATORY 9' x 7' (2.74m x 2.13m)

French doors to the garden.

LANDING Access to boarded loft with loft ladder.

BEDROOM 1 13' x 10'10" max (3.96m x 3.3m max)

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

BEDROOM 3 10' x 7' max (3.05m x 2.13m max)

BATHROOM/W.C Modern white bathroom suite with shower over the bath. Built in toilet and vanity sink unit.

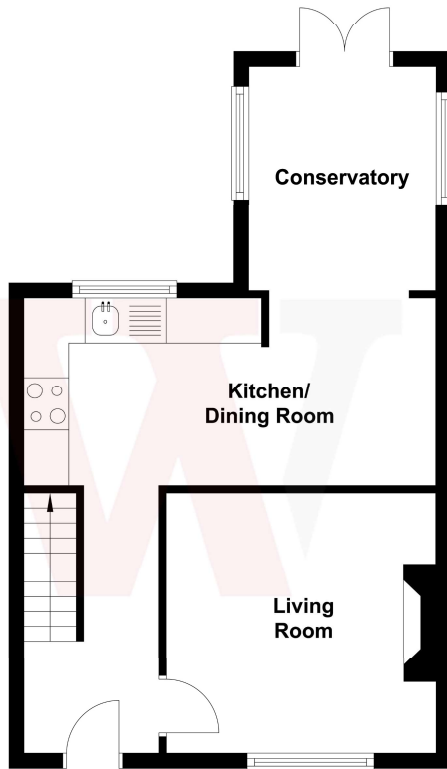
OUTSIDE Off street parking/driveway to the front. At the back, lovely landscaped and low maintenance garden, with decking terrace and pergola.

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.

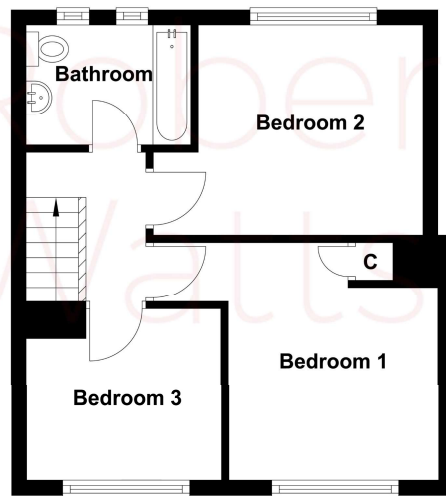
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		