



39 Ghyllroyd Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2ET

POTENTIAL FOR EXTENSION.

NO CHAIN: Semi Detached that is available with immediate possession and provides 3 Bedrooms. The plot position lends itself to possible side extension (subject to planning permission) that would provide a substantial family home. Situated in this ever popular part of Birkenshaw, within a short walk to BBG Academy.

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

Asking Price £270,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL Hallway

LOUNGE 11' x 9'10" (3.35m x 3m)

DINING ROOM 13' x 9' max (3.96m x 2.74m max)

uPVC doors leading to conservatory

CONSERVATORY

KITCHEN 9' x 5' (2.74m x 1.52m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven, hob and extractor fan

BEDROOM 1 12'10" x 8' (3.9m x 2.44m)

Fitted wardrobes

BEDROOM 2 11' x 8' (3.35m x 2.44m)

Fitted wardrobes

BEDROOM 3 7' x 5'11" (2.13m x 1.8m)

BATHROOM White bathroom suite with shower over bath, tiled walls.

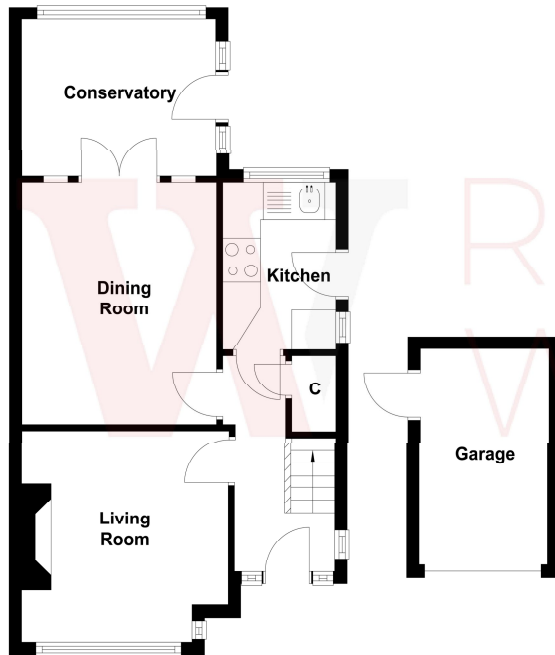
OUTSIDE The plot position lends itself to possible side extension (subject to planning permission). Garden to front, with driveway and garage. Garden to the back.

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.

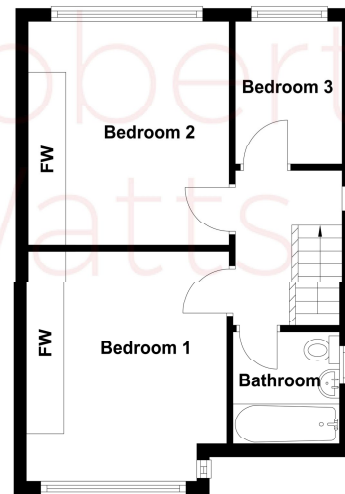
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		