



14 Lynwood Close, Birkenshaw, Bradford, West Yorkshire, BD11 2EU

LOVELY EXTENDED BUNGALOW.

Super opportunity to buy this well presented EXTENDED SEMI DETACHED BUNGALOW that occupies a cul de sac position and situated in this ever popular part of Birkenshaw. The bungalow provides 2 BEDROOMS and offers further potential for extensions/dormer conversion like neighbouring houses (subject to the relevant planning consents). Available with NO CHAIN.

Asking Price £228,000

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SIDE ENTRANCE HALL

LOUNGE 17' x 10'10" max (5.18m x 3.3m max)

Attractive feature fireplace with decorative fire.

KITCHEN 8'11" (2.72) x 8' (2.44) approx. open Sitting Room/Dining Room

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

SITTING ROOM/DINING ROOM 18' x 8' (5.49m x 2.44m)

Rear extension that has been used as 2nd reception room and dining room. French doors to the garden.

LANDING Access to Loft.

BEDROOM 1 10' x 8' (3.05m x 2.44m)

Full height and width fitted wardrobes.

BEDROOM 2 8' (2.44) x 6' (1.83) + wardrobes

Full height and width fitted wardrobes.

WET ROOM Adapted for disabled use.

OUTSIDE Occupying a cul-de-sac position. Low maintenance block paved garden and driveway. GARAGE with electric door. Flagged garden at 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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