



31 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Impressive TOP FLOOR APARTMENT forming part of this sought after small development in the centre of Birkenshaw Village. The property is immaculately presented with 2 BEDROOMS (master + en suite) and has LOVELY VIEWS from the living room. Viewing is essential.

The accommodation comprises: Communal Entrance Lobby, Hallway, Living Room, Kitchen Area, Master Bedroom, En Suite, Bedroom 2 & Bathroom.

Asking Price £129,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

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

 RWEstateAgents  @robertwatts_

arla | [propertymark](#) naea | [propertymark](#)

31 Threelands, Birkenshaw, Bradford, West Yorkshire, BD11 2DG

SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

COMMUNAL ENTRANCE LOBBY Stairs leading to the Top Floor.

ENTRANCE HALL via Fire Safety door.

LIVING ROOM 14'10" (4.52) x 13' (3.96) approx. open to the Kitchen
Lovely view via uPVC French doors.

KITCHEN AREA 7' (2.13) x 6' (1.83) approx. open to the Living Room

Well equipped Kitchen including a range of integrated appliances, built in oven and induction hob. Integrated dishwasher, fridge and freezer, washer/dryer. Base and wall units, worktops and sink unit.

MASTER BEDROOM 11' (3.35) x 10' (3.05) approx.

Irregular shaped room, measurements are approximate for guidance only. Fitted wardrobes.

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

BEDROOM 2 11' (3.35) x 9' (2.74) approx. excluding wardrobes

Irregular shaped room, measurements are approximate for guidance only.

BATHROOM/W.C 7' x 5' (2.13m x 1.52m)

White Bathroom suite. 1/2 tiled walls. Heated towel rail.

OUTSIDE Designated parking space.

LEASEHOLD Please note the property is Leasehold and we are informed by our client of the terms of the lease;

Service Charge £1440p.a

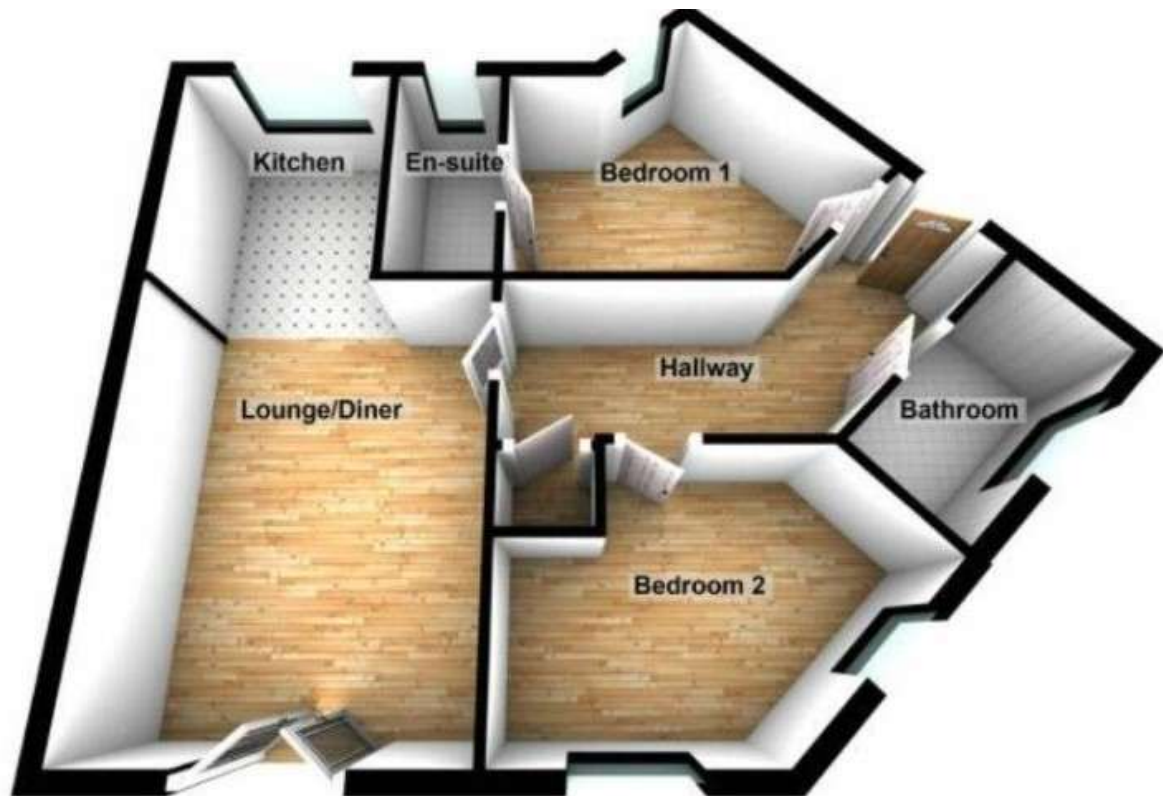
Ground Rent £500 p.a

106 years remaining

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		