



73 Kingsley Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2NE

Well presented INNER TOWN HOUSE that we feel would make a perfect purchase for either FIRST TIME BUYERS or DOWN SIZERS. Provides 2 BEDROOMS with GARDENS and situated in this ever popular part of Birkenshaw.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £175,000

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ENTRANCE HALL Entrance vestibule

LOUNGE 14' x 11' (4.27m x 3.35m)

Open staircase

KITCHEN 11' x 8' (3.35m x 2.44m)

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

BEDROOM 1 11' x 9' (3.35m x 2.74m)

BEDROOM 2 11' x 7' (3.35m x 2.13m)

BATHROOM White bathroom suite with part tiled walls

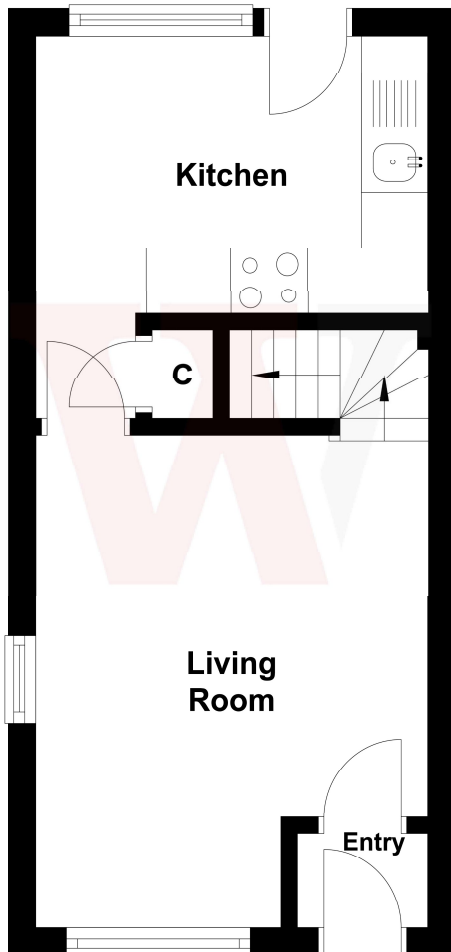
EXTERIOR Small front yard, pleasant garden at the back

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.

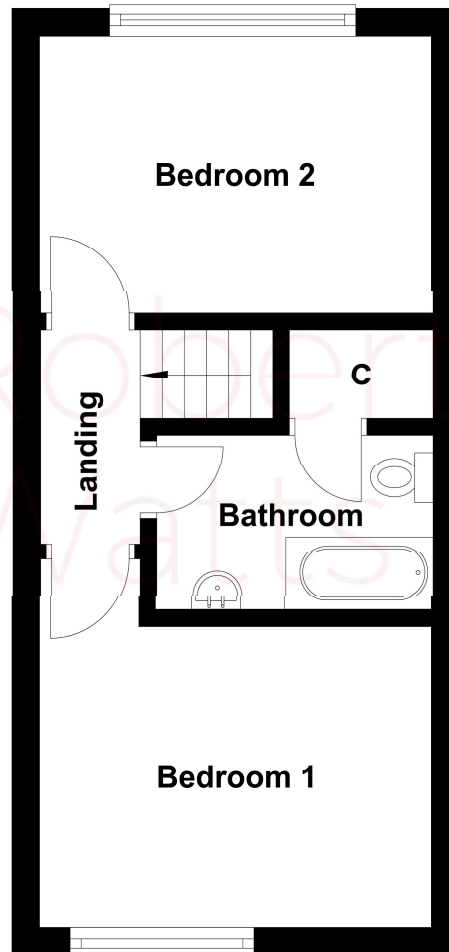
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		