



1 The Avenue, Off Bradford Road, Birstall, West Yorkshire, WF17 9PP

SUPER FAMILY SIZED HOME.

IMPRESSIVE, LARGER than average UNIQUE VICTORIAN END TERRACE PROPERTY offering SUBSTANTIAL living accommodation. 4 BEDROOMS, with 3 RECEPTION ROOMS + KITCHEN.

Conveniently situated for village amenities, schools, retail and leisure outlets and within minutes to the motorway network. The property offers plenty of character and benefits from uPVC double glazing, gas central heating and alarm system.

Asking Price £315,000

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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HALLWAY

CELLAR Two rooms, radiator

LOUNGE 15'5" (4.7) into square bay window x 14'2" (4.32) into alcove
Attractive feature fireplace with a built in gas fire.

SITTING ROOM 14'1" x 11'4" Max (4.3m x 3.45m Max)
Feature decorative fireplace

DINING ROOM 13'5" (4.1) x into alcove x 13' (3.96)
Upvc French doors leading to the side garden.

KITCHEN 12'2" x 10'2" (3.7m x 3.1m)
Lovely fitted kitchen with a range of base and wall units, worktops and sink unit. Range cooker and integrated fridge freezer and dishwasher.

UTILITY ROOM/SHOWER ROOM 13'9" x 6'9" (4.2m x 2.06m)
Ground floor Utility room with a sink and worktops. Corner shower cubicle. Heated towel rail.

DOWNSTAIRS WC

LANDING Access to the loft via a pull down loft ladder, decorated. Velu roof light. Electric.

BEDROOM 1 14'1" x 11'4" max (4.3m x 3.45m max)
Dual aspect room with 2 windows.

BEDROOM 2 14' x 11'1" (4.27m x 3.38m)

BEDROOM 3 13' x 11'9" max (3.96m x 3.58m max)
Built in wardrobes

BEDROOM 4 9'4" x 8'5" max (2.84m x 2.57m max)
Built in wardrobe

BATHROOM/WC 8'8" x 8'7" (2.64m x 2.62m)
Period style bathroom suite with a walk in shower.

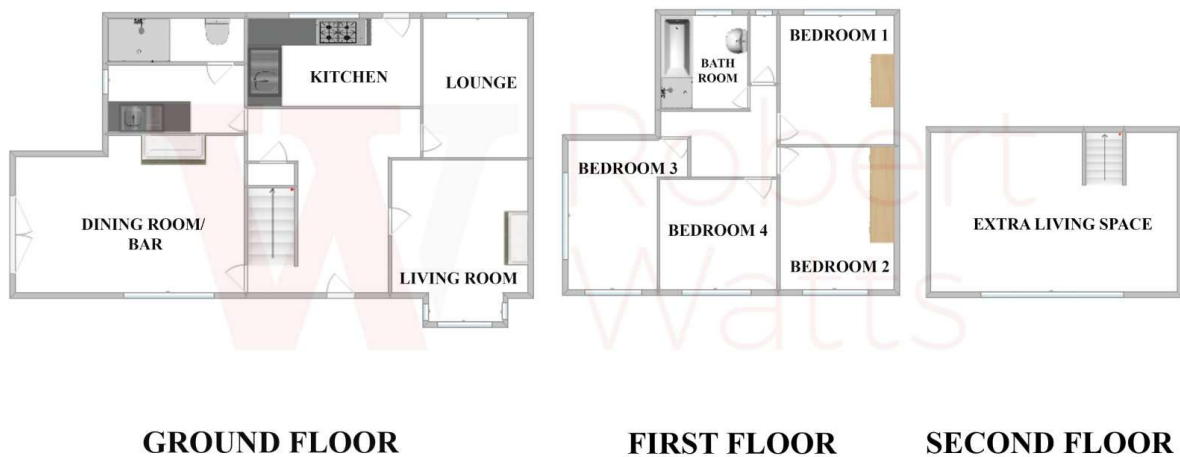
SEPERATE WC

OUTSIDE Lawned garden to the front. Pleasant low maintenance flagged garden to the side. Driveway parking for up to 3 cars to the rear.

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		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		