



## **166 Mill Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2AP**

NO CHAIN: Well appointed END TOWN HOUSE that we feel would make an ideal buy for first time buyers. The house provides 3 BEDROOMS and is SENSIBLY PRICED to allow for the relevant updating and works needed in keeping with today's modern standards. Situated in this popular part of Birkenshaw, a short walk to the shops and Primary School.

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

**Asking Price £180,000**

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# 166 Mill Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2AP

## ENTRANCE PORCH

## HALLWAY

**LOUNGE 11' (3.35) x 9'10" (3) + chimney breast.**

**DINING ROOM 11'11" x 10' (3.63m x 3.05m)**

**KITCHEN 11' x 6' (3.35m x 1.83m)**

Range of kitchen units, worktops and sink. Built in oven and hob.

## LANDING

**BEDROOM 1 11' x 10' max (3.35m x 3.05m max)**

**BEDROOM 2 11' (3.35) x 9' (2.74) + wardrobe**

Fitted wardrobe.

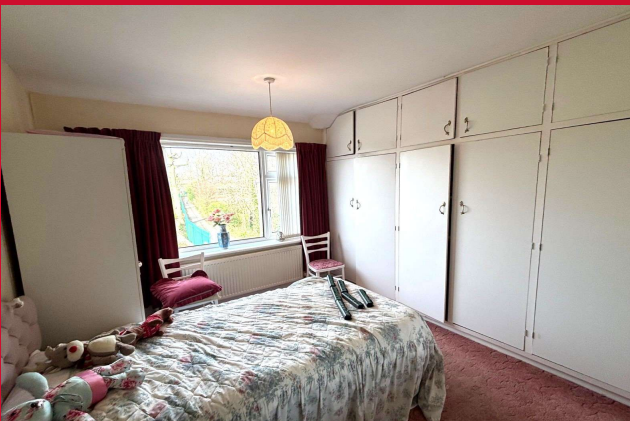
**BEDROOM 3 7' x 5' (2.13m x 1.52m)**

**SHOWER ROOM/W.C.** White suite.

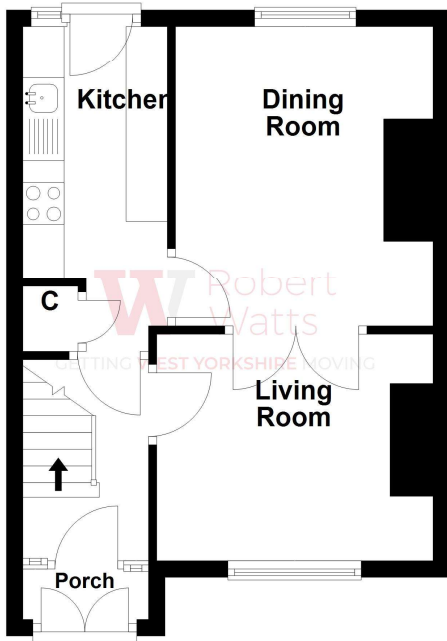
**OUTSIDE** Pleasant garden at the front. At the back low maintenance paved garden and a garage (limited vehicle access).

**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.

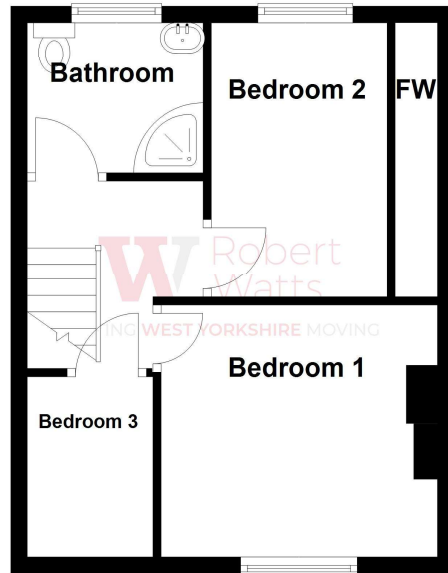
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**166 Mill Lane**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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