



92 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BS

3 BEDROOMED PROPERTY.

NO CHAIN: Well appointed Through Terrace which we feel would make a perfect buy for owner occupiers. The good sized house provides 3 Bedrooms and is located in this popular part of Birkenshaw. Available with immediate possession.

The accommodation comprises; Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £185,000

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ENTRANCE HALL

LOUNGE 15' x 15' max (4.57m x 4.57m max)

CELLAR

KITCHEN 14' x 10' (4.27m x 3.05m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit.

LANDING

BEDROOM 1 16' x 10' max (4.88m x 3.05m max)

BEDROOM 2 12' (3.66) x 8' (2.44) narrowing to 4'10" (1.47)

BEDROOM 3 10 x 7' (10 x 2.13m)

BATHROOM/W.C. White bathroom suite with Vanity sink unit. Tiled walls.

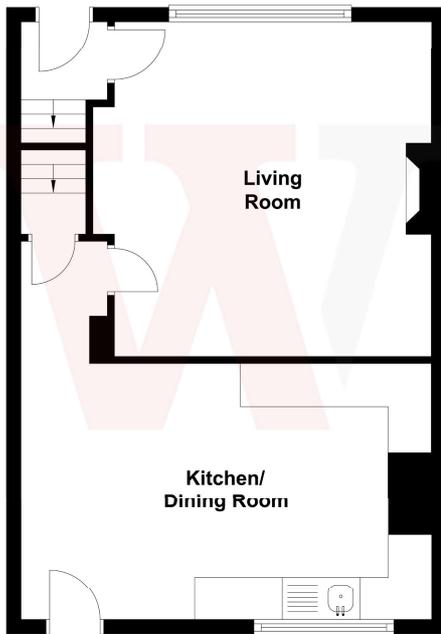
OUTSIDE Enclosed rear garden area, overlooking "Moorlands Square"

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.

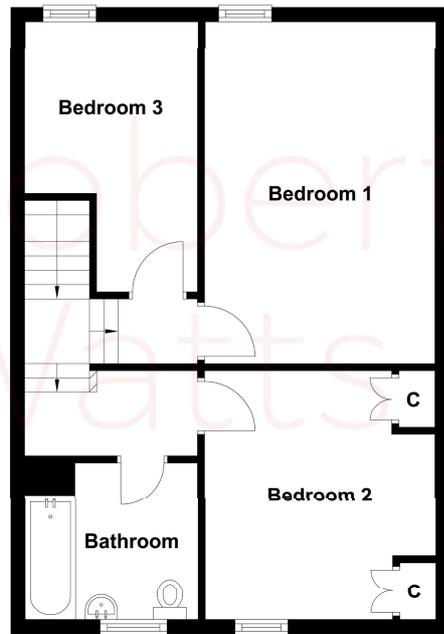
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		