



## **720 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AE**

Available with immediate possession is this "cottage style" Semi Detached property. Provides 2 Bedrooms with lovely enclosed garden. Would make an ideal buy for either owner occupier or investor landlord.

Situated in this heart of Birkenshaw village, the accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £135,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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# 720 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AE

## ENTRANCE HALL

**LOUNGE 18' x 11' (5.49m x 3.35m)**

**KITCHEN 8' x 6' (2.44m x 1.83m)**

Range of kitchen units.

## LANDING

**BEDROOM 1 11'11" (3.63) x 9' (2.74) + recess**

**BEDROOM 2 8' x 6' (2.44m x 1.83m)**

**BATHROOM** 3 piece bathroom suite. Tiled walls and flooring. Heated towel rail.

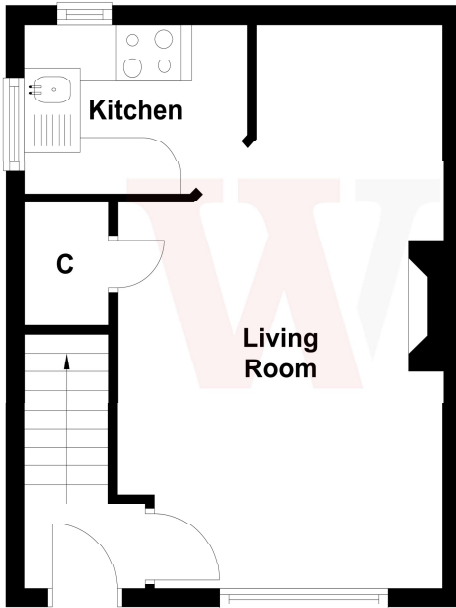
**OUTSIDE** The property has the benefit of having an enclosed garden.

**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.

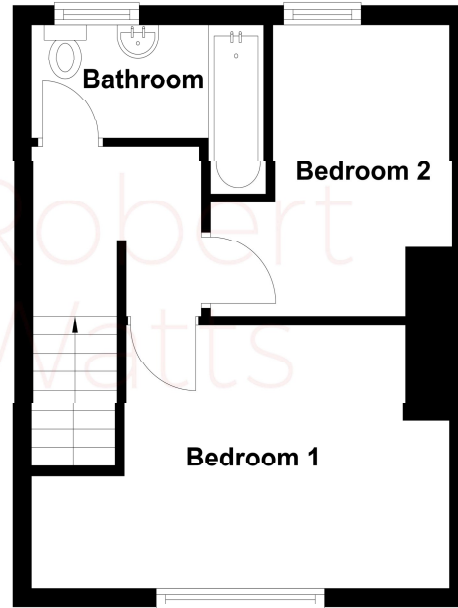
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		