



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

A REAL ONE OF KIND PROPERTY.

A super opportunity has arisen to buy this one off property. It is actually a SEMI DETACHED, that has a SIGNIFICANT EXTENSION built in 1991. The house is in need of overall updating but offers a vast footprint to create a unique family home. With 3/4 BEDROOMS, INTEGRAL DOUBLE GARAGE and GOOD PARKING.

Also offers POTENTIAL to possibly SPLIT the house it make 2 houses. (subject to the relevant planning permission).

**Asking Price £225,000**

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

## ENTRANCE PORCH

### LIVING ROOM / KITCHEN 23' x 9' (7m x 2.74m)

Large open plan room that has the kitchen at the far end. The kitchen is dated but does have a selection of base and wall units.

### LOUNGE 18' x 12' (5.49m x 3.66m)

Original lounge that overlooks the front garden.

## LANDING

### BEDROOM 1 13' x 11' (3.96m x 3.35m)

### BEDROOM 2 12' x 9' (3.66m x 2.74m)

### BEDROOM 3 9' x 9' (2.74m x 2.74m)

### OCCASIONAL BEDROOM 4 15' x 9' (4.57m x 2.74m)

Cannot be classed as full bedroom as access is via bedroom 2 and 3,

**BATHROOM** Original Bathroom.

**BATHROOM 2** Bathroom in the extension.

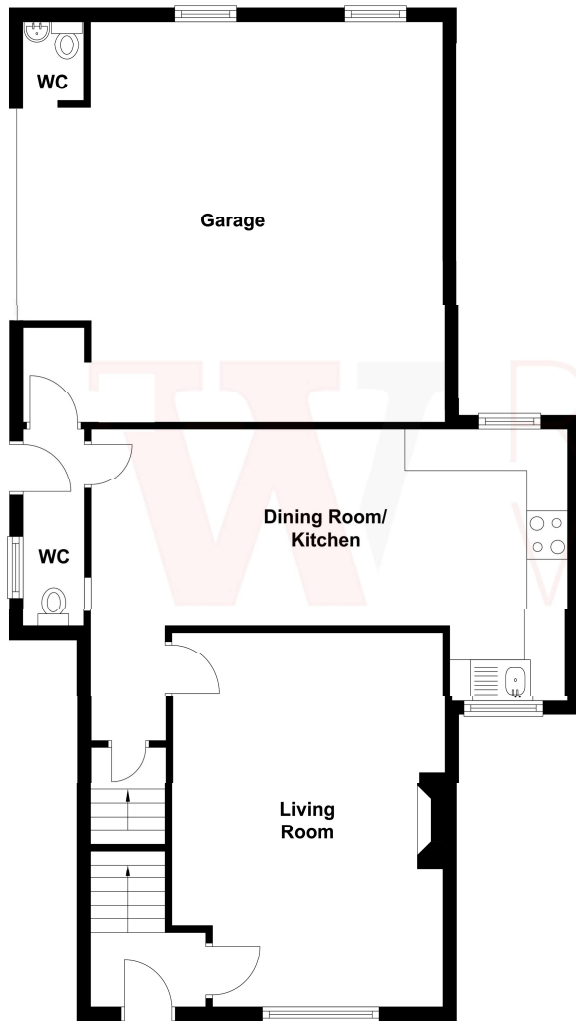
**OUTSIDE** Set back from the main road, the house has ample parking to the front with double integral garage (19' x 19' approx.). There is a formal garden to the front of the house and access can be made to the back.

**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.

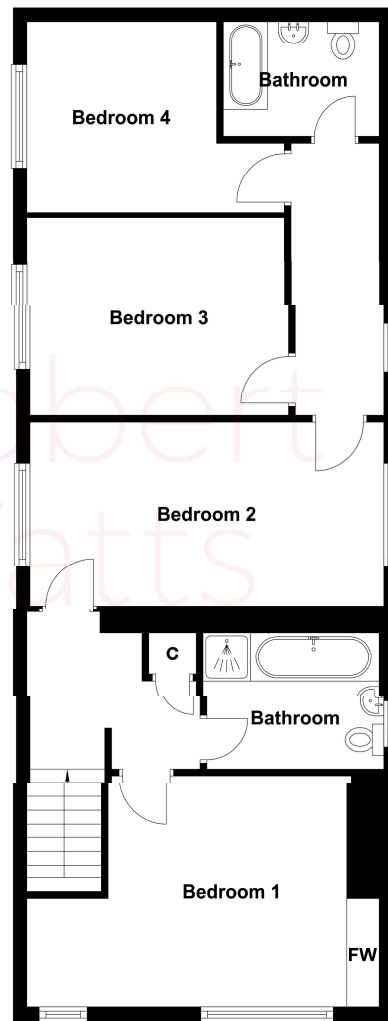
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		