



51 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BP

POTENTIAL FOR EXTENSION.

NO CHAIN: Well appointed Semi Detached that is situated in this ever popular part of Birkenshaw. Provides 3 Bedrooms and offers great potential for extensions (subject to planning) like other houses on the street.

The house is in need of some updating in keeping with today's modern standards, but we feel this is reflected in the sensible asking price.

Asking Price £240,000

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FRONT PORCH

ENTRANCE HALL

LOUNGE 14' (4.27) x 14' (4.27) max including Bay Window

Fitted fireplace with gas fire

UTILITY ROOM 7'11" x 4'11" (2.41m x 1.5m)

KITCHEN 16' x 8' (4.88m x 2.44m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, under stairs storage cupboard

BEDROOM 1 9' x 8'1" (2.74m x 2.46m)

Full height and width fitted wardrobes

BEDROOM 2 11' x 10' (3.35m x 3.05m)

BEDROOM 3 7' x 8' (2.13m x 2.44m)

BATHROOM White bathroom suite with corner shower cubicle and tiled walls

EXTERIOR Garden to the front, driveway to the side, low maintenance flagged garden at the back. Great position for extension (Subject to planning permission)

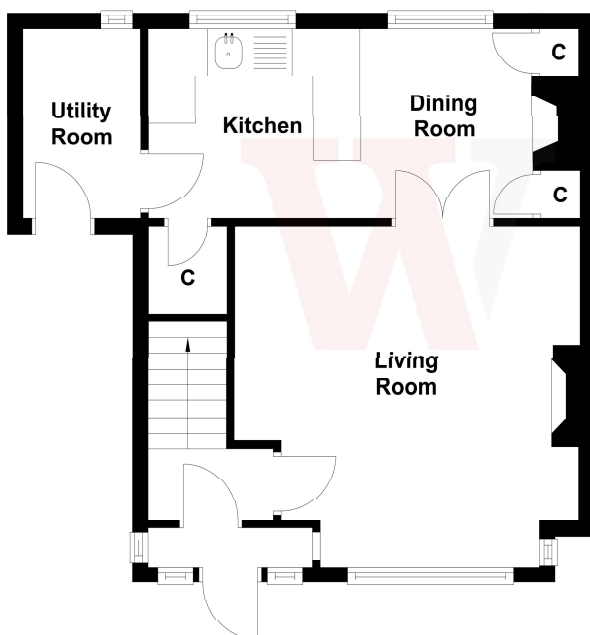
PROBATE Please be aware the sale of the property is subject to probate. As of 9.6.26, probate has not yet been granted.

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.

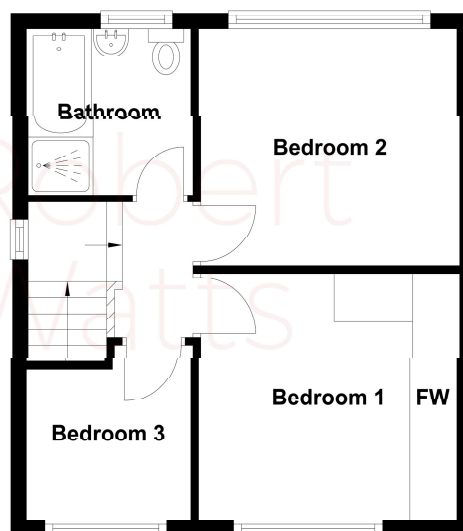
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

62 D

81 B