



3 Southcroft Avenue, Birkenshaw, Bradford, West Yorkshire, BD11 2DB

CORNER PLOT POSITION.

Well appointed SEMI DETACHED BUNGALOW that occupies an enviable CORNER PLOT, with GARDENS TO 3 SIDES., with AMPLE PARKING and GARAGE. The bungalow provides 2 BEDROOMS and is in need of some updating. However we feel this is reflected in the sensible asking price. The bungalow benefits from uPVC double glazing and gas central heating system.

Situated in this ever popular part of Birkenshaw, within walking distance to the village. Available with immediate possession.

Asking Price £225,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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HALLWAY

LOUNGE 15'10" x 10'10" (4.83m x 3.3m)

Sliding patio doors leading to the garden.

KITCHEN 9' x 7' (2.74m x 2.13m)

Range of basic kitchen units.

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

Fitted wardrobes.

BEDROOM 2 9' x 8' (2.74m x 2.44m)

WET ROOM/W.C. Adapted for disabled use.

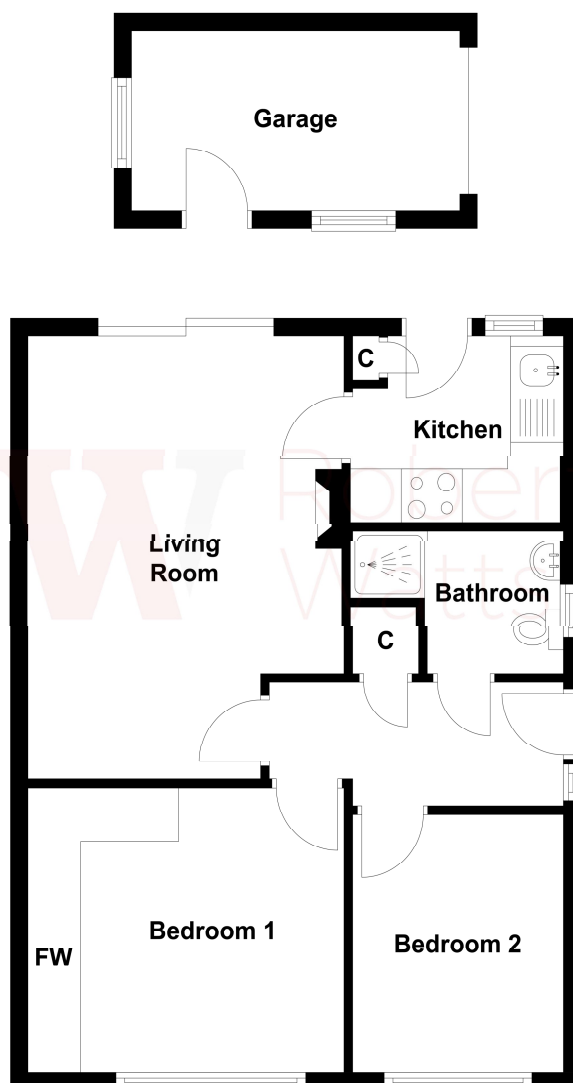
OUTSIDE Envidable corner plot position with gardens to 3 sides. Enhanced by good parking to the side with garage.

PLEASE NOTE 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		