



4 Carlton Court, Birkenshaw, Bradford, West Yorkshire, BD11 2EG

GUIDE PRICE £215,000 - £220,000 - NO CHAIN

Do not miss this lovely Modern 3 Bedroomed Semi Detached that form part of this small courtyard gated development of only 4 houses. Built in 2012, the house is very sensibly priced and would make an ideal buy for either first time buyers or down sizers.

Ideally located for BBG Academy.

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

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ENTRANCE HALL Open to the kitchen

DOWNSTAIRS WC White suite with 1/2 tiled walls and flooring

KITCHEN 11'2" x 7'7" (3.4m x 2.3m)

Well equipped Kitchen with range of units. Fitted oven and hob. Storage cupboard that houses the washing machine

LOUNGE 14'5" x 13'9" (4.4m x 4.2m)

French doors giving access to the patio. Built in storage cupboard

LANDING Built in storage cupboard

BEDROOM 1 13'9" x 8'2" (4.2m x 2.5m)

BEDROOM 2 11'2" x 8'10" (3.4m x 2.7m)

BEDROOM 3 7'10" x 6'3" (2.4m x 1.9m)

BATHROOM White bathroom suite.

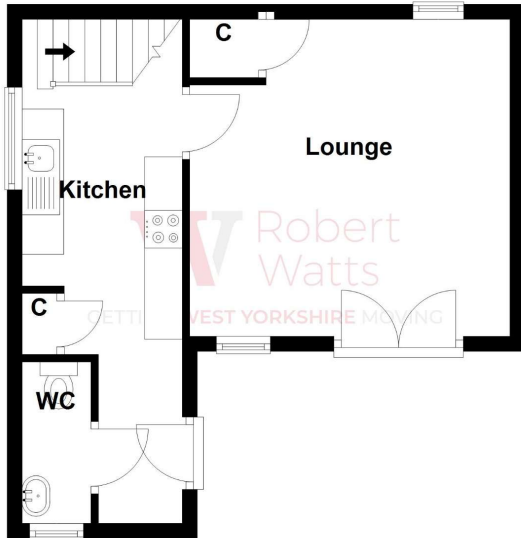
OUTSIDE The property benefits from a paved area to the front creating a lovely seating area perfect for relaxing from the living room French doors. To the side are two allocated parking spaces which are accessed via the electric gates. Shed at the back of the house.

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



First Floor



4 Carlton Court

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		