



29 Allen Croft, Birkenshaw, Bradford, West Yorkshire, BD11 2AB

NO CHAIN: Compact and cosy Front Terrace that we feel would make an ideal buy for first time buyer/single person. Provides 1 Bedroomed accommodation, together with basement room that offers great potential to convert to make a lower ground floor kitchen. (subject to the relevant building regulations).

Situated in this ever popular part of Birkenshaw. Early viewing essential.

Asking Price £85,000

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

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

29 Allen Croft, Birkenshaw, Bradford, West Yorkshire, BD11 2AB

ENTRANCE VESTIBULE

OPEN PLAN LIVING ROOM/KITCHEN 14' x 14' MAX (4.27m x 4.27m MAX)

With basic range of units. (no radiator) Access to basement.

BASEMENT CELLAR 14' x 14' (4.27m x 4.27m)

With window. Potential to do a cellar conversion to make lower ground floor kitchen (subject to the relevant building regulations)

LANDING

BEDROOM 1 14' x 11' (4.27m x 3.35m)

BATHROOM 8'10" x 5' (2.7m x 1.52m)

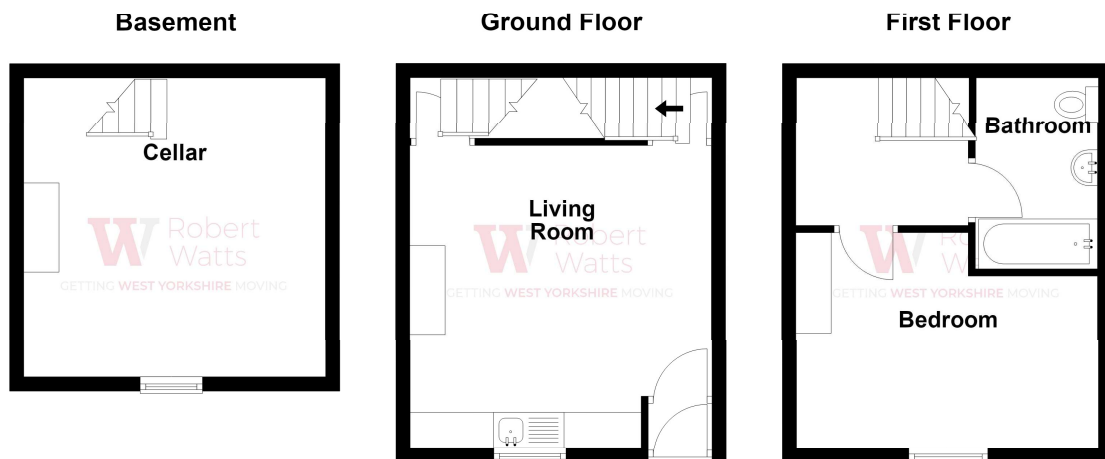
3 piece bathroom suite with a shower over the bath.

CGI IMAGE The CGI/ AI generated image has been created as only a guide/illustration as to how the basement conversion could/would look like if the works were done to move the kitchen there.

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.





29 Allen Croft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark