



8 Bluebell Court, Birstall, West Yorkshire, WF17 9BB

SIGNIFICANTLY EXTENDED.

GUIDE PRICE £245,000-£250,000. Do not miss out on this lovely SEMI DETACHED that has the benefit of DOUBLE TIER REAR EXTENSION, making it larger living space than other similar houses. Now provides 3 DOUBLE BEDROOMS, together with LOUNGE, DINING ROOM, KITCHEN + DOWNSTAIRS WC.

Occupies a cul de sac position and situated on this ever popular development. Within walking distance to both St. Patricks Primary and St Peters Primary School. NOT TO BE MISSED.

Guide Price £245,000

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ENTRANCE HALL

LOUNGE 15' (4.57) x 10' (3.05) + recess

DINING ROOM 13' (3.96) x 8' (2.44) narrowing to 5' (1.52)

DOWNSTAIRS W.C.

BREAKFAST KITCHEN 13' x 8' (3.96m x 2.44m)

Well equipped kitchen with a range of base and wall units, breakfast bar and sink unit. Built in oven and hob.

LANDING

EXTENDED BEDROOM 1 13' x 8'10" (3.96m x 2.7m)

BEDROOM 2 13' x 8'10" max (3.96m x 2.7m max)

Good sized double bedroom.

BEDROOM 3 10' x 8' (3.05m x 2.44m)

Double bedroom

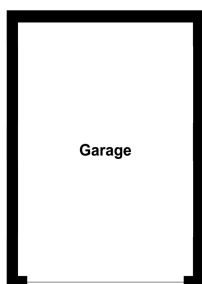
BATHROOM/W.C. Modern, white bathroom suite with separate shower enclosure. 1/2 tiled walls. Vanity sink unit. Heated towel rail.

OUTSIDE Cul-de-sac position with driveway, parking and GARAGE. Pleasant, enclosed garden to the rear.

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.

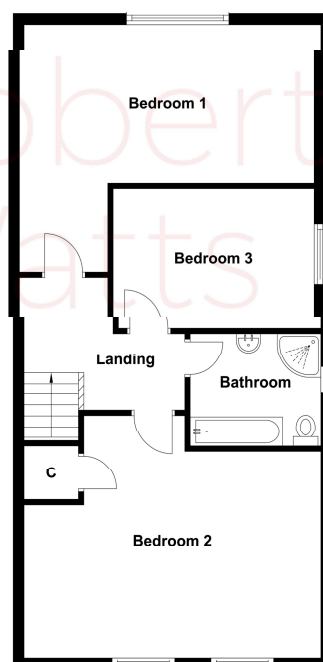
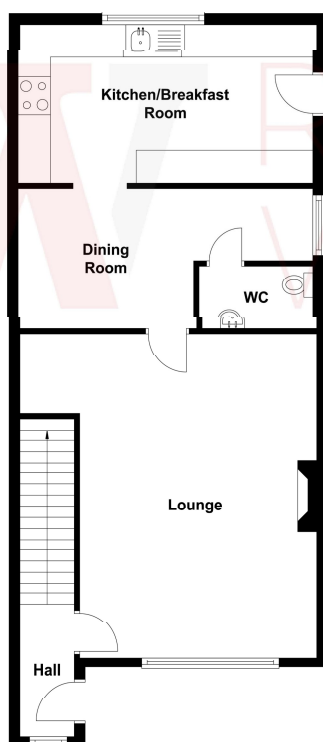
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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		

71 C

82 B



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