



12 Brookfoot Avenue, Birkenshaw, Bradford, BD11 2JS

BEAUTIFUL TERRACED PROPERTY.

Delightful Inner Through Terrace that has been much improved in recent years to provide a lovely and welcoming home. Situated in this ever popular cul de sac location, within walking distance to Birkenshaw Village. The property provides 2 Bedrooms + Loft Room, together with an impressive and luxurious bathroom suite. NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Cellar, 2 Bedrooms + Loft Room & Bathroom.

Asking Price £230,000

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ENTRANCE HALL Composite door

LOUNGE 15'3" x 13'2" (4.65m x 4.01m)

Attractive decorative fireplace

KITCHEN 16'7" x 8'2" (5.05m x 2.5m)

Well equipped Kitchen with a good range of wall and base units, sink unit and worktops. Free standing cooker. Access to the cellar.

CELLAR Upvc window

LANDING Stairs leading to Loft Room

BEDROOM 1 10' (3.05) x 9' (2.74) + wardrobes

Fitted wardrobes

DOUBLE BEDROOM 2 12' x 8' (3.66m x 2.44m)

LOFT ROOM 15'3" (4.65) x 7'9" (2.36) approx measurements + staircase

Top floor Loft Room that is decorated and carpeted. Twin Velux roof light and ample storage into the eaves. Please note this room cannot be classed as a bedroom as there are currently no building regulations.

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

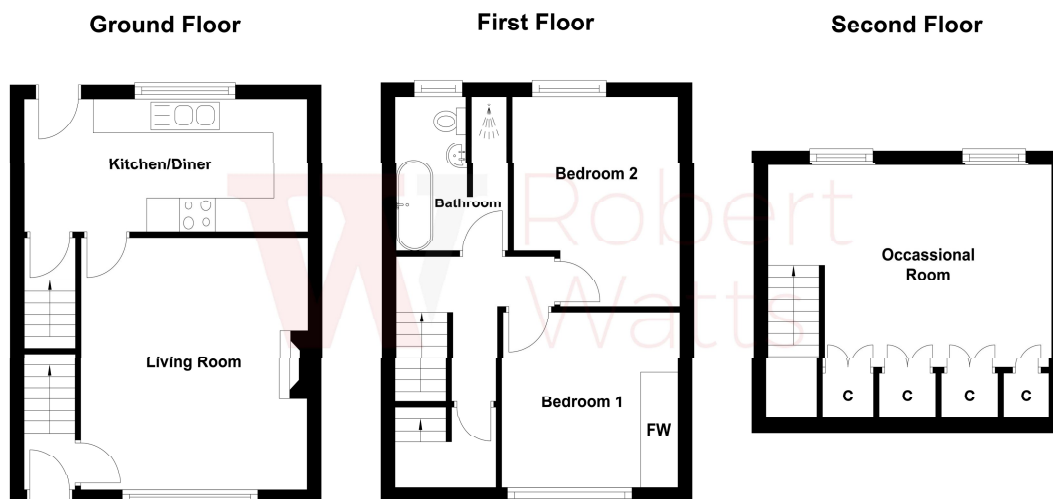
A room with the real "wow factor". Impressive bathroom suite, with an abundance of "period style" fittings. Free standing roll top bath and separate walk in shower enclosure.

OUTSIDE Small front garden with artificial grass. Lovely garden at the back with artificial grass and a paved patio terrace. (right of access)

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		