



10 Southcroft Gate, Birkenshaw, BD11 2DQ  
£210,000

bramleys





Situated in an ever popular residential area is this good sized semi detached house. The extended accommodation would make an ideal family home and features 3 bedrooms, two reception rooms plus gardens, driveway and garaging. Boasting uPVC double glazing and gas central heating system, an early viewing is strongly encouraged to appreciate the potential on offer. Located within easy reach of local amenities and major road links.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC double glazed door and having stairs to the first floor.

### Lounge

11'6" x 11'4" (3.51m x 3.45m)

Overlooking the front, and having a uPVC double glazed window, a central heating radiator and a wall mounted fire.

### Dining/Sitting Room

8'7" x 8'4" (2.62m x 2.54m)

With an in built cupboard, a central heating radiator and a uPVC double glazed window.

### Extended Kitchen/Diner

18'1" x 8'3" (5.51m x 2.51m)

The kitchen area is fitted with wall and base units with work surfaces and inset sink unit with drainer. A uPVC double glazed window overlooks the rear garden and there is a spacious dining area.

### Porch

With an external side door.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Rear Bedroom

15'9" x 8'8" (4.80m x 2.64m)

A good sized extended bedrooms with in built storage cupboards, a central heating radiator and a uPVC double glazed window.

### Office/dressing Area

Useful additional space with shelving.

### Front Bedroom

10'9" x 9'7" (3.28m x 2.92m)

A good sized double bedroom with inbuilt wardrobe space, a central heating radiator and a uPVC double glazed window to the front.



### Front Bedroom

7'9" x 7'6" (2.36m x 2.29m)

Having a central heating radiator and a uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of panelled bath, WC and washbasin set within a storage unit. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a lawned garden with hedging and a paved forecourt providing ample off road parking and leading to a gated side driveway. Beyond the drive is a garage and an enclosed tiered rear garden with lawned section.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

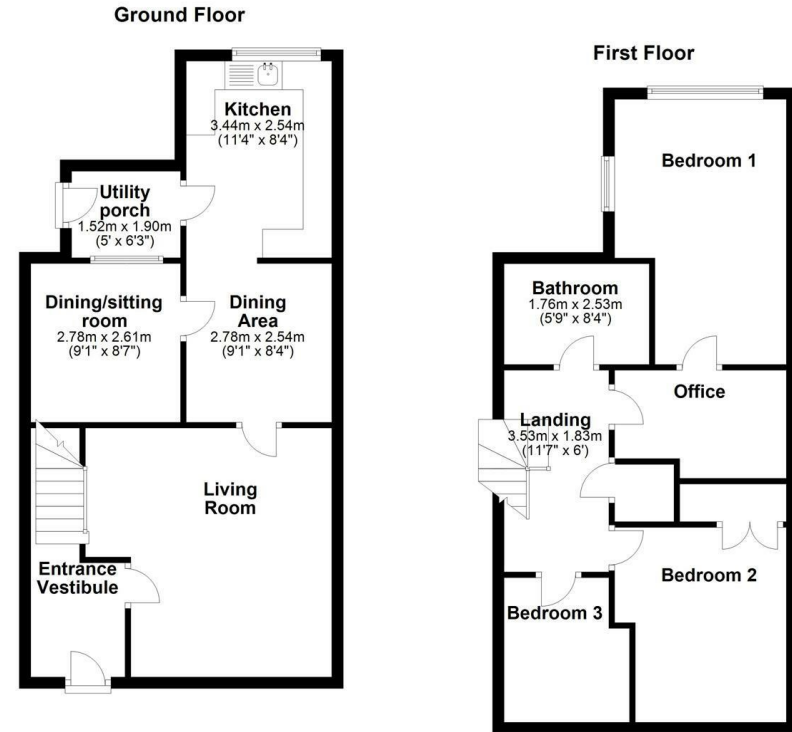
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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>66</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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