



St. Pauls Road, Birkenshaw,

Offers Over £215,000

* SEMI DETACHED * CORNER PLOT * WELL PRESENTED * MODERN CREAM KITCHEN *
* POPULAR LOCATION * GARDENS * PARKING * GARAGE * CLOSE TO BIRKENSHAW VILLAGE *
A fantastic opportunity for the first time buyer or young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, modern cream fitted kitchen with integrated appliances, three first floor bedrooms and a modern house shower room.

To the outside there are landscaped gardens to three sides, together with driveway leading to an oversized garage.



Entrance

Lounge

13'3" x 16'5" (4.04m x 5.00m)

With a coal effect gas fire in feature fireplace surround, radiator.

Dining Kitchen

8'1" x 16'6" (2.46m x 5.03m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, microwave, integrated fridge, freezer, part tiled walls, store cupboard and radiator.

First Floor Landing

Bedroom One

12'3" x 11'8" (3.73m x 3.56m)

With radiator.

Bedroom Two

9'3" x 9'9" (2.82m x 2.97m)

With radiator.

Bedroom Three

8'9" x 7'10" (2.67m x 2.39m)

With radiator.

Shower Room

Three piece modern suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to three sides, drive and garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Old Ln and St Paul's Rd will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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