



Allen Croft, Birkenshaw,

£135,000

- * TERRACE PROPERTY * TWO BEDROOMS * CLOSE TO AMENITIES/TRANSPORT LINKS *
- * MODERN KITCHEN & BATHROOM * GARDEN * IDEAL STARTER HOME *

Superbly presented two bedroom terrace property.

Ideally located in the heart of Birkenshaw which boasts amenities, shops and easy access for motorway links.

The property would make an ideal purchase for a FTB/investor and offers ready to move into accommodation.

Benefits from a modern fitted kitchen, house bathroom and garden.

The accommodation briefly comprises lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.



Entrance

With oak flooring.

Open Plan Lounge/Kitchen

14'10" x 14'3" (4.52m x 4.34m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, oak flooring, two radiators, French doors to rear.



Cellar

Useful storage.

First Floor

With radiator.

Bedroom One

10'8" x 10'1" (3.25m x 3.07m)

With double glazed window and radiator.



Bedroom Two

8'9" x 6'4" (2.67m x 1.93m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

Exterior

To the outside there is a low maintenance garden with patio and borders.

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, go through the roundabout, at Birkenshaw Roundabout take the 1st exit onto Bradford Rd/A651, turn right onto Allen Croft and the property will be seen 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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