

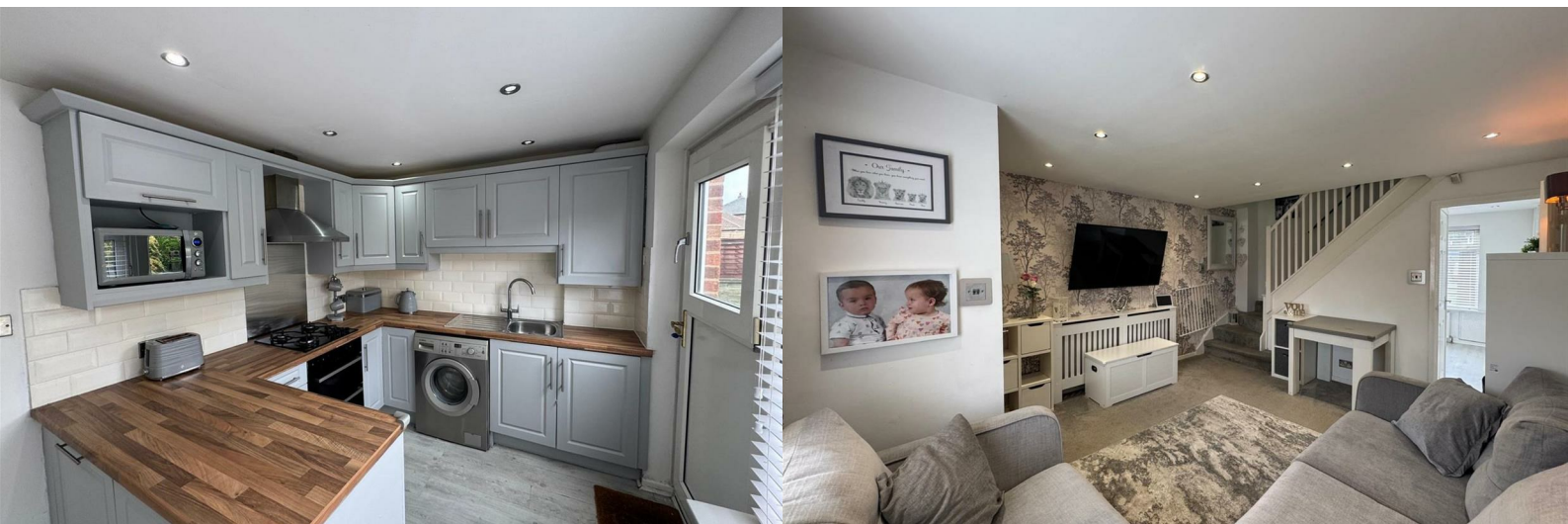
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## 71 Kingsley Drive

Birkenshaw, Bradford, BD11 2NE

£175,000



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\*\*\*TWO BEDROOM MID TERRACE\*\*\*IDEAL STARTER HOME\*\*\*BIRKENSHAW\*\*\*CATCHMENT FOR BBG\*\*\*

Located in the popular are of Birkenshaw is this spacious TWO DOUBLE BEDROOM mid terrace property with accommodation which comprises of; entrance lobby, lounge diner, kitchen, two first floor double bedrooms and a house bathroom. Gardens to the front and rear with the rear being enclosed with a deck patio area.\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*

## Entrance Lobby

## Lounge Diner

14'2" x 11'7" (4.32m" x 3.53m")

Stairs to first floor accommodation, inset spot lighting and radiator.

## Kitchen

7'9" x 11'7" (2.36m" x 3.53m")

A range of wall and base units with integrated fridge, freezer, double oven, hob and extractor hood over. Plumbing for automatic washing machine, stainless steel sink unit set into worktops. Inset spot lighting, laminate wooden flooring, under stairs storage cupboard, radiator and access to the rear.

## Landing

Access to the loft..

## Double bedroom One

8'9" x 11'5" (2.67m" x 3.48m")

Fitted wardrobes and radiator.

## Double Bedroom Two

8' x 11'6" (2.44m x 3.51m")

Radiator.

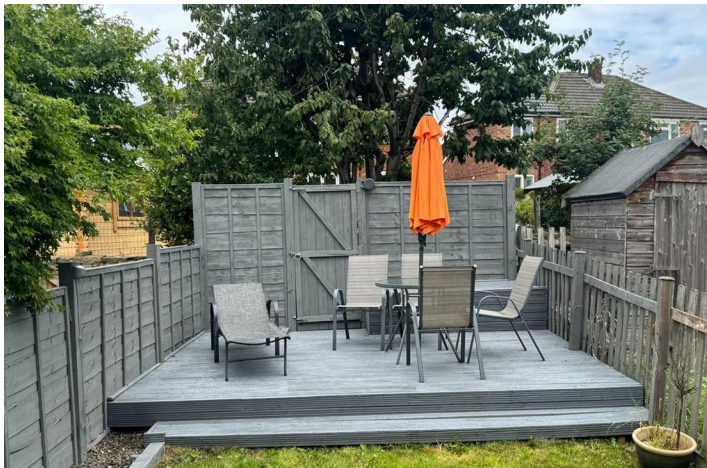
## House Bathroom

4'5" x 8'6" (1.35m" x 2.59m")

3 piece white suite which consists of a low flush wc, pedestal wash hand basin, panelled bath with shower over and screen. Tiled walls, storage cupboard and radiator.

## Exterior

Lawned garden to the front and a long garden to the rear which is enclosed mostly lawned with timber decked patio area to the top and shed which has power. Dedicated parking area.



Road Map



Hybrid Map



Terrain Map

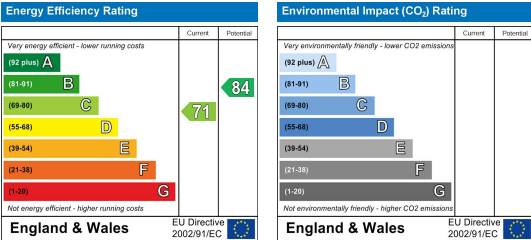


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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