

Birklands Road, SHIPLEY BD18 3BY



welcome to

Birklands Road, SHIPLEY

Four bedroom terraced house boasting three reception rooms! Located in a popular residential location. Externally the property has a yard to the rear and on street parking. Benefits from central heating and double glazing throughout. Energy Rating: D.













Entrance Hall

The entrance hall has a wooden door to the front and a central heating radiator.

Living Room

16' 8" \times 11' 10" ($5.08m \times 3.61m$) In the living room there is a double glazed bay window to the front, a central heating radiator and a gas fire.

Bedroom Five

15' 5" x 13' 5" ($4.70m \times 4.09m$) In the fith bedroom there is a double glazed bay window to the front and a central heating radiator. This room can also be used as a reception room.

Lounge

15' 3" x 14' 11" ($4.65m \times 4.55m$) The lounge has a wooden door and a double glazed window to the rear. There is also a gas fire.

Kitchen

15' 5" x 14' 10" (4.70m x 4.52m) The partly tiled kitchen comprises of a range of wall and base units with complimentary work surfaces, a stainless steel sink and a gas hob and oven. There is also a double glazed PVC door to the rear and a washing machine point.

Bedroom One

15' 7" x 13' 7" ($4.75m \times 4.14m$) Bedroom one has a double glazed window to the front and a central heating radiator.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m) The second bedroom has a double glazed window to the front and a central heating radiator.

Bathroom

The partly tiled bathroom has a bath with shower over, a WC and a wash hand basin. There is also a double glazed window to the rear and a central heating radiator.

Bedroom Three

15' 1" x 14' 3" ($4.60m \times 4.34m$) Bedroom three has a double glazed window to the front and a central heating radiator.

Bedroom Four

14' 3" x 14' $(4.34m \times 4.27m)$ The fourth bedroom has a double glazed window to the rear and a central heating radiator.

External

To the front of the property is a small yar with steps leading to the front door. To the rear there is a paved garden area.





welcome to

Birklands Road, SHIPLEY

- Accommodation over four floors
- Three reception rooms
- Front and rear yard
- Permit parking
- Four bedrooms

£250,000

Tenure: Freehold EPC Rating: D

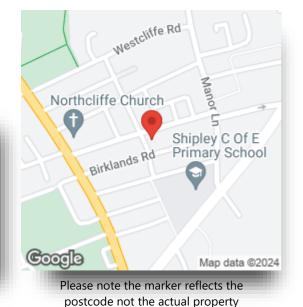


floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









view this property online williamhbrown.co.uk/Property/SHP109606



Property Ref: SHP109606 - 0019 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01274 531233



Shipley@williamhbrown.co.uk

21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk