Sugdens
Sales & Lettings



Albert Crescent, Birkenshaw,

Offers Over £159,950

* TOWN HOUSE * THREE BEDROOMS * POPULAR LOCATION * IDEAL STARTER HOME *
* LANDSCAPED GARDEN * CLOSE TO AMENITIES & SCHOOLS *

Located in the popular area of Birkenshaw is this three bedroom mid town house.
The property would make an ideal purchase for a number of buyers, in particular a FTB/young family.
Ideally located within walking distance of Birkenshaw village shops, amenities and a choice of both primary and secondary schools.
Briefly comprising entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.
To the outside there is a landscaped garden to the rear, together with a garden to the front.







Entrance Vestibule

Lounge
13'9" x 14' (4.19m x 4.27m)
With living flame gas fire in fireplace surround and radiator.

Kitchen
13'8" x 8' (4.17m x 2.44m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, double glazed window, oven, hob and extractor fan, pantry.

First Floor

Bedroom One
14'2" x 1'6" (4.32m x 0.46m)
With radiator and double glazed window.

Bedroom Two
9'2" x 8'1" (2.79m x 2.46m)
With radiator and double glazed window.

Bedroom Three
6'5" x 7'2" (1.96m x 2.18m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, low suite, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a landscaped rear garden.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Hunsworth Ln, turn right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd West, go through the roundabout, turn right onto Birkenshaw Ln, right onto Albert Cres and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Kirklees



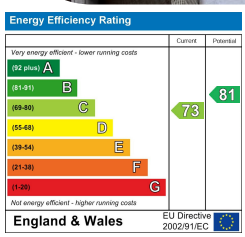


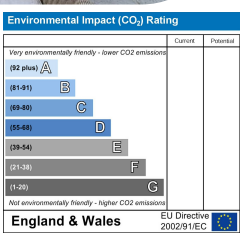






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service