



34 Birksland Moor

Birkenshaw, Bradford, BD11 2PA

£169,950

-  WELL PRESENTED MID TERRACED HOUSE
-  LOUNGE
-  KITCHEN
-  FAMILY BATHROOM
-  TWO DOUBLE ROOMS
-  MODERN DECOR THROUGHOUT
-  GARDENS FRONT & REAR
-  CLOSE TO AMENITIES, SCHOOL & TRANSPORT LINKS
-  IDEAL FOR FIRST-TIME BUYERS, INVESTORS



Full Description

Well-presented two-bedroom mid-terrace property, ideally situated close to a range of local amenities and excellent transport links. The property would make an ideal home for a first-time buyer, couple or investor and benefits from gardens to both the front and rear. Internally, the accommodation comprises an entrance, spacious lounge featuring a fireplace, and a modern kitchen/diner fitted with a gas hob and electric oven. There is also space for a fridge freezer and plumbing for a washing machine. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a front garden and a private rear garden, providing useful outdoor space. The property also benefits from a burglar alarm system

ENTRANCE

Welcoming entrance with tiled-effect Lino flooring, providing access to the lounge and stairs leading to the first floor.

LOUNGE

Spacious lounge featuring a fireplace with electric fire, providing a focal point to the room. The lounge leads through to the kitchen.

KITCHEN/DINER

Modern kitchen/diner featuring wood-effect flooring, an electric oven with four-ring gas hob, and ample space for a fridge freezer. There is plumbing and space for a washing machine, useful under-stairs storage, and a door providing access to the rear garden.

LANDING

The landing provides access to two bedrooms and the family bathroom.

BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Part-tiled walls.

BEDROOM ONE

Double room with built in wardrobes.

BEDROOM TWO

Double room.

REAR GARDEN

Well-maintained rear garden featuring a paved area, pebbled sections and a useful garden shed.

EXTERIOR

A well-maintained yard to the front of the property.



ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - A

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



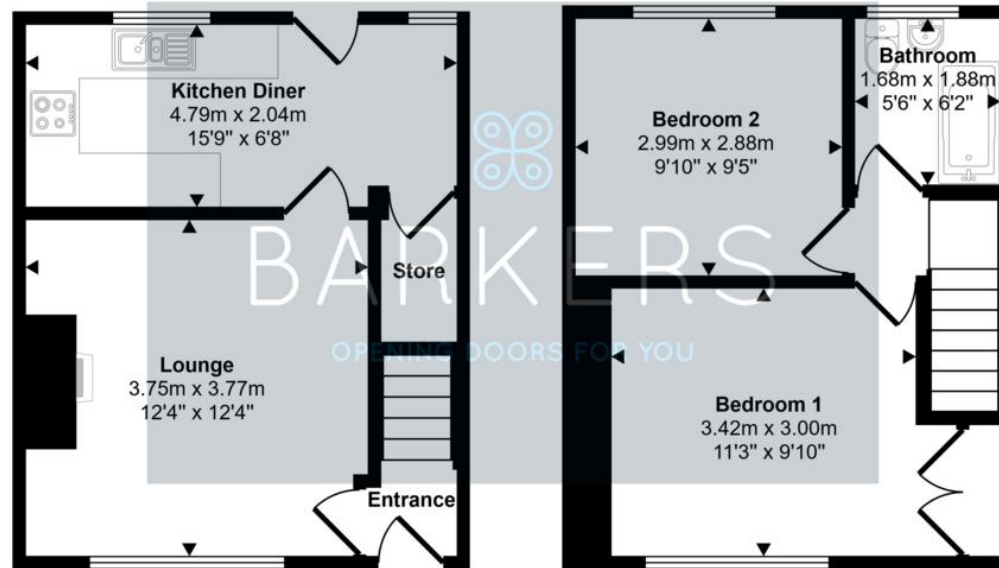
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Approx Gross Internal Area
58 sq m / 621 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

First Floor
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements