



172 Mill Lane

Birkenshaw, Bradford, BD11 2AP

£185,000

- ❧ MID TOWNHOUSE
- ❧ OFFERED FOR SALE WITH NO CHAIN
- ❧ DESIRABLE LOCATION
- ❧ ENTRANCE PORCH, ENTRANCE HALL
- ❧ LOUNGE, DINING/SITTING ROOM
- ❧ KITCHEN
- ❧ THREE BEDROOMS
- ❧ BATHROOM
- ❧ GARDENS FRONT & REAR



Full Description

Offered for sale with no onward chain is this well-proportioned three-bedroom mid-townhouse, occupying a desirable residential location within walking distance of the excellent amenities in Birkenshaw village centre.

The property is also within walking distance to the highly regarded BBG Academy and offers excellent commuter links, being just minutes from Junctions 26 and 27 of the M62 motorway network. The accommodation briefly comprises an entrance porch leading into the entrance hall, lounge, a versatile dining/sitting room, and a fitted kitchen. To the first floor are three bedrooms and a bathroom. Externally, the property benefits from gardens to both the front and rear, providing outdoor space to enjoy. Offering excellent potential for first-time buyers, families, or investors alike, this property presents a fantastic opportunity to acquire a home in a sought-after location with the added benefit of no onward chain. Early viewing is highly recommended.

ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading to the entrance hall.

ENTRANCE HALL

A staircase leads to the first floor landing and a door leads into the lounge.

LOUNGE

13' 9" x 11' 10" (4.19m x 3.61m)

A well-proportioned reception room featuring two useful built-in storage cupboards. An archway leads through to the dining/sitting room, while a door provides access to the kitchen.

DINING/SITTING ROOM

13' 8" x 6' 6" (4.17m x 1.98m)

Useful second reception room with an electric fire.

KITCHEN

13' 8" x 6' 6" (4.17m x 1.98m)

Fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap, splashback tiling, a built-in electric oven and four-ring gas hob. There is plumbing for a washing machine and dishwasher, space for a fridge/freezer, tiled-effect laminate flooring, inset spotlights to the ceiling, and a door providing access to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

12' 0" x 8' 10" (3.66m x 2.69m)

Double room with built-in wardrobes with sliding mirrored doors which provide plentiful storage.

BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m)

Double room with built-in wardrobes with sliding mirrored doors which provide plentiful storage.



BEDROOM THREE

6' 10" x 5' 6" (2.08m x 1.68m)

Single room.

HOUSE BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m)

Fitted with a three-piece suite comprising a bath with an electric shower over, wash basin and W.C. Finished with vinyl flooring and tiled walls.

EXTERIOR

To the front of the property is a good-sized lawned garden with a paved patio area. To the rear is a low-maintenance paved garden with a garden shed.

ADDITIONAL INFORMATION

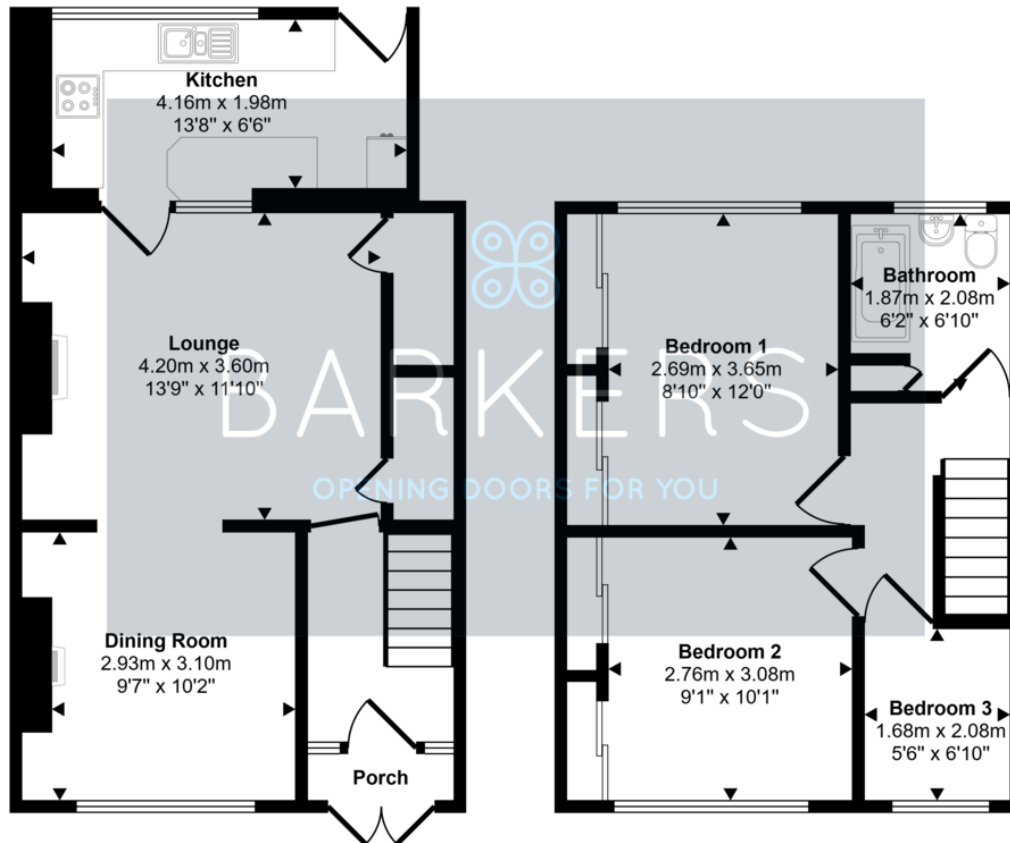
Tenure - Freehold

Council tax band - B

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.



Approx Gross Internal Area
81 sq m / 871 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		
69-80	C	71 C	78 C
55-68	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