



# BARKERS

OPENING DOORS FOR YOU



**12 Emmet Court**

Birkenshaw, BD11 2PH

**£110,000**

# Property Description

Offered for sale is this beautifully presented first floor apartment situated within this sought after development in Birkenshaw. Ideally situated within easy reach of local amenities, shops, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Communal entrance with an intercom entry system, entrance hall, lounge, modern kitchen area, double bedroom and bathroom. Externally there are two allocated parking spaces and access to communal gardens.

## ENTRANCE HALL

The building is accessed via a communal entrance with a secure intercom entry system. An external door leads into the entrance hall which has useful built-in storage cupboards and doors leading to the lounge, double bedroom and bathroom.

## LOUNGE

14' 6" x 12' 9" (4.42m x 3.89m) Featuring laminate flooring and gives access to a modern kitchen area.

## KITCHEN AREA

Fitted with a range of modern wall and base units with complementary work surfaces with matching up-stands and an inset stainless steel sink with a mixer tap. There are a range of integrated appliances including an electric oven and gas hob with a chimney styles extractor over, fridge/freezer, dishwasher and washing machine.

## BEDROOM

11' 7" x 10' 11" (3.53m x 3.33m) Double room.

## BATHROOM

10' 0" x 6' 11" (3.05m x 2.11m) Fitted with a three piece modern white suite which comprises of a bath with shower over and glass screen, W.C. and wash basin. Heated chrome towel radiator.

## EXTERIOR

Externally there are two allocated parking spaces in an adjacent car park and access to communal gardens.

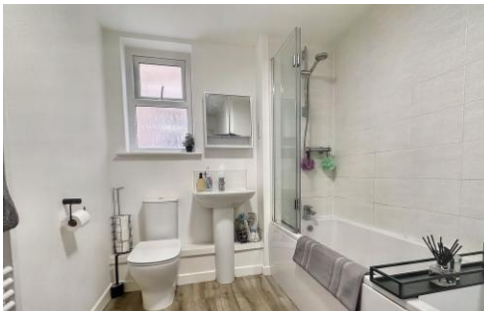
## ADDITIONAL INFORMATION

Council tax band - A

Tenure - Leasehold

Ground rent - Approx £80 per year

Service charge - Approx £1300 per year



Approx Gross Internal Area  
42 sq m / 453 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Strategy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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