

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



17 Royds Avenue, Birkenshaw, Bradford, BD11 2LD

Well appointed SEMI DETACHED, which provides 3 BEDROOMED accommodation and which is situated in this ever popular location., with walking distance to BBG Academy and Birkenshaw Primary School. Handily positioned close to Birkenshaw Village and within minutes of both J26 & J27/M62.

The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

£155,000

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ENTRANCE HALL

uPVC door.

LOUNGE 15'1" x 12'7" into alcove (4.60m x 3.84m into alcove)

Attractive feature fireplace with electric fire.

DINING ROOM 8'9" x 9'5" (2.67m x 2.87m)

uPVC French doors leading to decking terrace.

KITCHEN 13'2" x 4'9" + recess (4.01m x 1.45m + recess)

Range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

LANDING

BEDROOM 1 12'4" x 10'3" into alcove (3.76m x 3.12m into alcove)

BEDROOM 2 12'5" x 9'5" (3.78m x 2.87m)

BEDROOM 3 6'5" x 6'0" (1.96m x 1.83m)

BATHROOM/W.C. 9'1" x 5'9" (2.77m x 1.75m)

3 piece white bathroom suite. Part tiled walls. Heated towel rail.

OUTSIDE

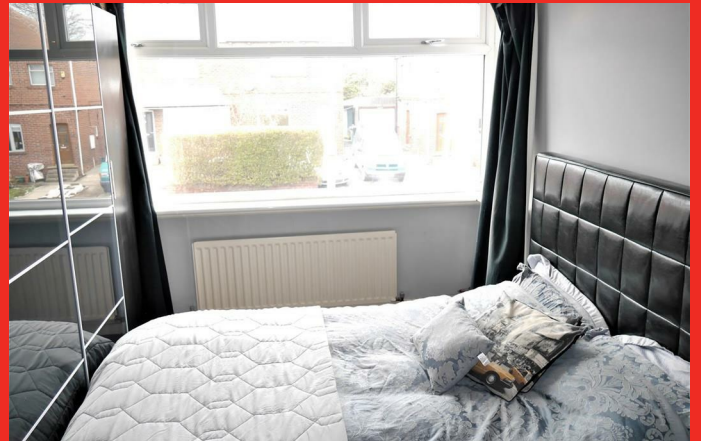
Garden to the front. Shared driveway leading to the GARAGE. Garden to rear with decking terrace.

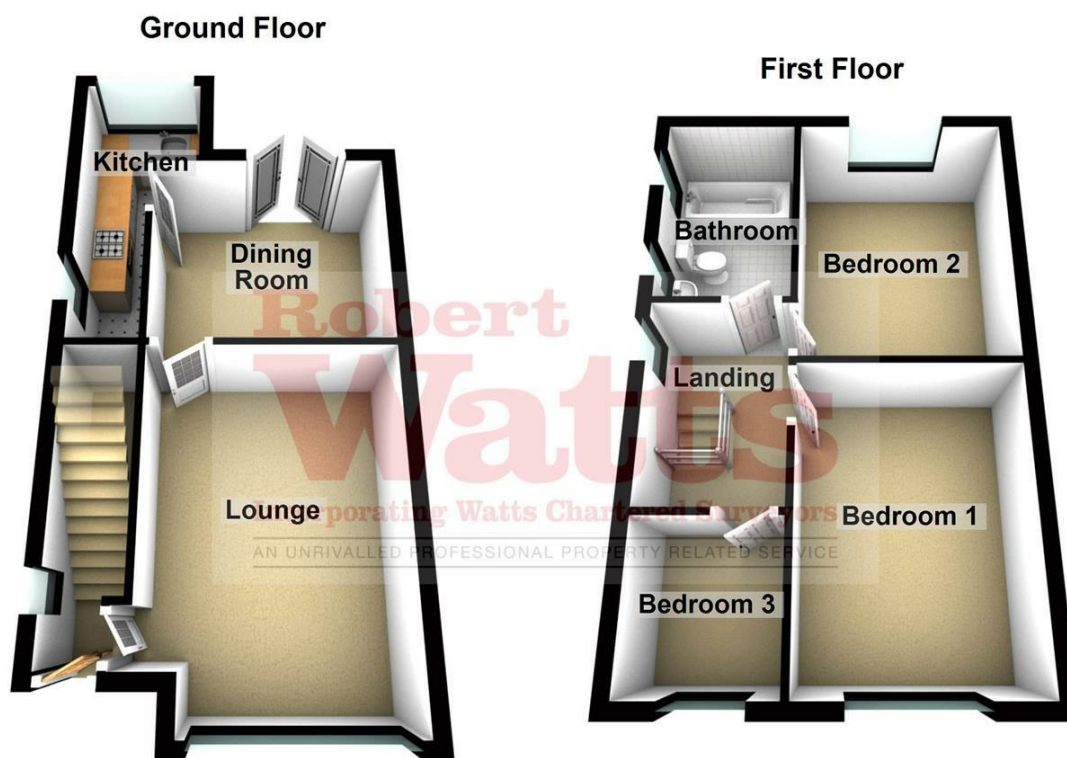
DIRECTIONS

From our Birkenshaw office proceed down Bradford Road and at the roundabout take the 1st exit onto Whitehall Road East towards Drighlington. Turn left into Old Lane and immediate left into Royds Avenue.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.





Please note this floor plan is not to scale and should not be relied on a a basis to purchase this property.
Plan produced using PlanUp.

17 Royds Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

