



**Whitehall Road East, Birkenshaw,**

**£145,000**

This modern and well presented two double bedroom duplex apartment would make an ideal purchase for a FTB/Young Couple.

Ideally located in Birkenshaw and within easy reach of amenities, shops and excellent motorway links.

Benefits from allocated parking, en suite bathroom , GCH & DG.

The accommodation briefly comprises communal entrance, hallway, open plan lounge kitchen, second bedroom and a house bathroom. To the first floor there is a master bedroom with en suite bathroom.

To the outside there is a gated parking area with a dedicated parking space.





## Entrance

## Hallway

Double glazed window and central heating radiator.

## Open plan Lounge Kitchen

14'3 x 16'8 (4.34m x 5.08m)

Modern fitted wall and base units with Quartz work surface and Stainless Steel sink and drainer. Gas hob, electric oven and extractor fan over. Integrated fridge, plumbing for washing machine and dishwasher. Oak flooring.



## Lounge Area

Oak flooring, central heating radiator, double glazed window and Juliette balcony.

## Bathroom

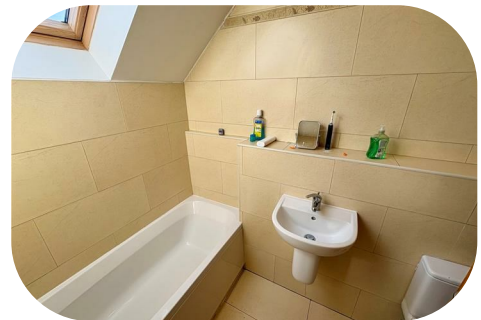
Modern three piece suite comprising of, low flush w/c, hand wash basin and panel bath with shower over. Central heating radiator and double glazed window.



## Bedroom Two

13'9 x 8'6 (4.19m x 2.59m)

Central heating radiator and double glazed window.



## Second Floor

### Bedroom One

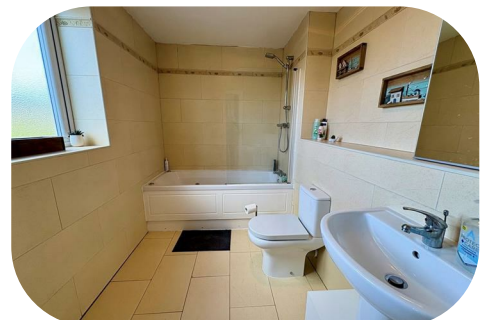
13'4 x 12'9 (4.06m x 3.89m)

Velux window and central heating radiator.



### En-Suite

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Velux window and central heating radiator.



## External

Allocated parking behind electric gates.

## Council Tax

Kirklees- Band B.

## Leasehold

We are advised this property is leasehold. We await further leasehold details.

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
76	76		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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