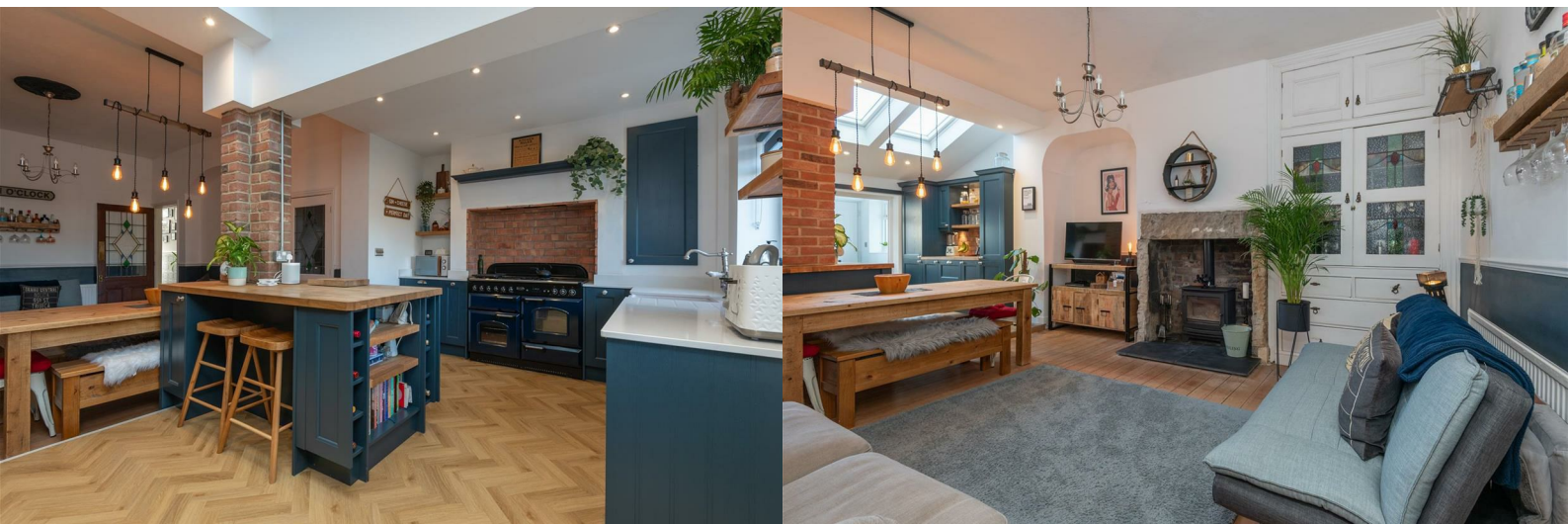




## 2 West View

Birkenshaw, Bradford, BD11 2HN

£385,000





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£385,000



\*\*\*4 DOUBLE BEDROOM VICTORIAN TERRACE\*\*\* LARGE FAMILY HOME\*\*\*BIRKENSRAW\*\*\*

NOT TO BE MISSED & must be viewed to appreciate the size and standard of fit out this lovely property has to offer. Accommodation which comprises of entrance hallway, lounge, large open plan living kitchen diner, rear entrance porch, cellar. Two first floor bedrooms master with en suite and house bathroom and a further two bedrooms to the attic space. This property comes with an abundance of character and lovingly transformed by it's current owners. Externally there are large gardens with driveway and garage / workshop which could be converted into other uses.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

A lovely grand entrance with Mosaic tiled flooring, staircase leading to first floor and radiator.

## Lounge

14'4" x 13'2" (4.37m x 4.01m")

A stunning room with views down the garden. Multi fuel stove set into chimney breast, built in shelving to one alcove and radiator.

## Living Kitchen Diner

26' x 14'5" (7.92m x 4.39m")

A bespoke fully fitted kitchen with Quartz & Oak work surfaces and integrated appliances. Feature

open fire place with wood burning stove set in and built in cupboard to one alcove. part LVT floor and part exposed wooden floor boards which is in keeping with the character of this lovely home.

## Rear Entrance Porch

Matching LVT flooring and solid oak worktops.

## Cellar

14'7" x 14'4" (4.45m x 4.37m")

Large useable cellar which has power and lighting.

## First Floor Landing

Radiator, under stairs storage cupboard and staircase which leads to the attic bedrooms.

## House Bathroom

9'2" x 7'5" (2.79m x 2.26m")

4 piece white suite which consists a high flush wc, pedestal wash hand basin, roll top claw teeth free standing bath and a walking in shower. Tiled flooring and majority tiled walls, radiator.

## Double Bedroom

9'9" x 11'6" (2.97m x 3.51m")

Radiator.

## Master Double Bedroom

14'3" x 18' (4.34m x 5.49m)

Large bedroom which over looks the garden to the front and also has louvered window shutters and feature fire place for character. Radiator.

### En Suite

4'3" x 11'5" (1.30m x 3.48m")

3 piece white suite which consists of a low flush wc, pedestal wash hand basin and walk in shower cubicle. Inset spot lighting, heated towel rail, tiled flooring and majority tiled walls.

### Attic Landing

Storage into the eaves and Velux window.

### Double Bedroom

14'4" restricted head space x 9'6" (4.37m" restricted head space x 2.90m")

Storage into the eaves, Velux window and radiator.

### Double Bedroom

15'3" x 8'3" (4.65m" x 2.51m")

Velux window and radiator.

### Exterior

Large enclosed and mostly private landscaped front garden with paved patio and seating areas. Single garage / workshop which has power and lighting which could easily be converted in home work or occasional business space with driveway.



Road Map



Hybrid Map



Terrain Map



Floor Plan

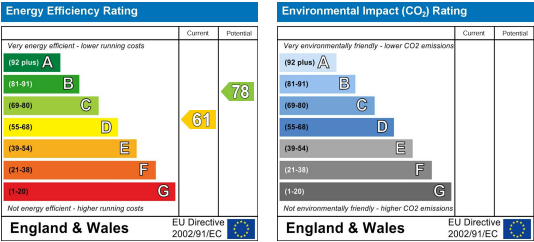


Approx. Gross Internal Floor Area 1645 sq. ft / 152.96 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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