



12 Birkhead Mews, Wilsden, Bradford, West Yorkshire, BD15 0FL
Offers Over £239,950

HAMILTON BOWER are pleased to offer for sale this well-presented THREE BEDROOM TOWN HOUSE located on a quiet and popular development in Wilsden, Bradford - BD15. Offering off-street parking, master bedroom with en-suite, and a contemporary dining kitchen, we expect this property to be popular with young families and first-time buyers. The property has undergone recent improvement works across the past two years including - new dining kitchen, flooring and decoration throughout, HIVE heating system, boiler (3 years) and a full garden landscape. Internally comprising; entrance hall, dining kitchen, pantry store, lounge, wc, master bedroom with en-suite shower room, two further bedrooms, house bathroom and a large loft. Externally the property has a driveway to the front fitted with an EV charger, additional shared visitors parking, and finally a immaculate garden to the rear complete with a deck, patio area and astroturf lawn. The vendors of this property have secured a new build property which is ready to be completed on once a sale here is agreed, viewings can commence immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hall

Entrance hall to the front of the property with central path leading from the driveway.

With wooden herringbone style flooring throughout, radiator cover and access to the lounge and WC.

Dining Kitchen

The hub of this family home - spacious and bright dining kitchen to the rear of the property with pantry cupboard and french doors to the garden.

The kitchen is fitted with herringbone flooring and a wide range of contemporary white wall and base units with complementary luxury laminate white worktops and upstands. Integrated/included appliances - NEFF gas hob with mounted extractor fan, NEFF oven/grill, Bosch dishwasher, double wine cooler, washer/dryer and sink with drainer and mixer tap.

The kitchen offers two seating options, the central breakfast bar which seats two, and further space for a dining table to sit a further four or six.

(Free-standing fridge/freezer and dining table potentially included in sale).

Lounge

Generous lounge to the front of the property with access from the entrance hall and to the kitchen.

With herringbone flooring throughout, and offering ample room for a large L-shaped suite as seen, with further space for lounge furniture.

WC

Ground floor WC with wash basin, tile-effect flooring and frosted glass window to the front of the property.

Offering space for a coat and shoe storage as seen (shoe store potentially included).

FIRST FLOOR

Primary Bedroom

Well-presented primary bedroom with accompanying en-suite shower room to the front of the property.

Previously accommodating a super-king bed, now with a double and ample room for bed side tables and dressing table as seen.

The primary is bright and spacious and offers room for full-length wardrobes as seen.

En-Suite

Primary en-suite shower room with frosted glass window to the front of the property.

Fitted with a matching three-piece suite and tiled splashbacks - corner shower, wc, wash basin, towel rail and extractor fan.

Bedroom

Second double bedroom, to the rear of the property with a share of the house bathroom with bedroom three.

Offering space for a double bed, side tables and wardrobes.

Bedroom

Third bedroom, to the rear of the property with a share of the house bathroom with bedroom two.

A single room ideal for a child's bedroom or home office for those working remotely.

Bathroom

House bathroom sitting centrally to the first floor, with herringbone flooring and tiled splashbacks and a matching three-piece suite - bath, wc, wash basin and chrome towel rail.

Loft

Large loft with power supply and access from the first floor landing.

The loft is boarded and well-insulated, offering good storage space for this family home.

EXTERNAL

Rear

Good-sized garden to the rear of the property with access via the french doors from the kitchen and gated access to the side of the property.

The garden has been completely landscaped and has an indian sandstone patio area, artificial grass lawn, decking area and full boundary fencing offering great privacy.

With a fitted power point alongside the kitchen doors, outdoor tap and space for a bin and garden store.

(Rattan garden furniture potentially included in sale).

Front

Single driveway to the front of the property with fitted EV charger, outdoor tap and RING doorbell (all included).

A shared visitors parking space sits alongside the driveway to the right-hand side if viewing towards the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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	