



29 Heathfield Lane, Birkenshaw

Bradford

Offers Over £300,000

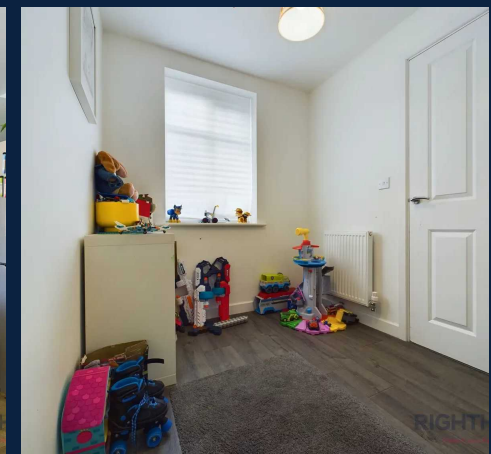
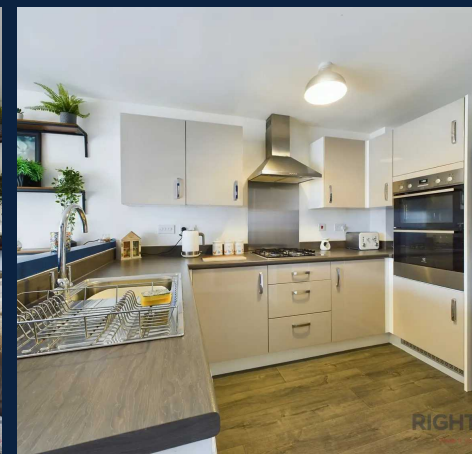
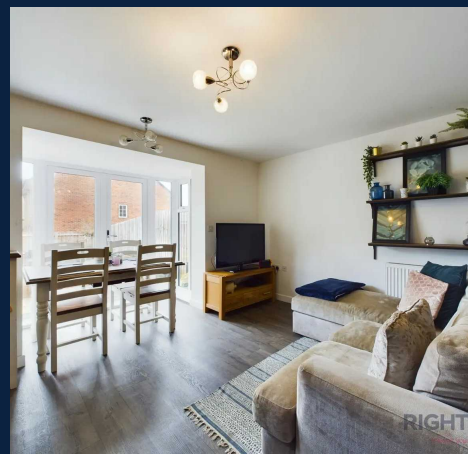
29 Heathfield Lane

Birkenshaw, Bradford

VIRTUAL TOUR This recently built TOWN HOUSE is the perfect blend of modern style and functionality. Step inside and you'll find FOUR SPACIOUS BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS, and a beautiful modern dining/living area. Need a little extra space? No worries, as there's also a convenient fourth bedroom/study. The entire property is beautifully modern throughout, with a fresh and clean aesthetic that you'll love. Plus, with a driveway and detached garage, parking will never be a hassle. Don't wait, check out the virtual tour and see for yourself!

Now let's talk about the outside space, because this property truly shines in that department too. In the front, you'll find a small lawn garden, perfect for adding a touch of greenery to the entrance. But the real showstopper is the backyard. Picture this: a beautifully maintained lawned garden, complete with a delightful south-facing paved patio. It's the ideal spot to bask in the sun's warm rays, whether you're lounging or hosting outdoor gatherings.

But wait, there's more! Just outside the rear French doors, you'll discover an additional raised patio. This charming feature seamlessly connects the indoors and outdoors, allowing you to enjoy the beauty of the garden from the comfort of your home. And to add a touch of elegance, a decorative half wall tastefully separates the raised patio from the lush greenery. With these wonderful outdoor spaces, you'll have plenty of options for enjoying the fresh air and soaking up the sunshine.



- ***VIRTUAL TOUR***
- RECENTLY BUILT END TOWN HOUSE
- NHBC BUILDING WARRANTY
- TWO RECEPTION ROOMS
- TWO BATHROOMS & W/C
- BEAUTIFUL MODERN DINING/ LIVING & KITCHEN AREA.
- CONVENIENT BEDROOM 4/ STUDY
- MODERN THROUGHOUT
- DRIVEWAY AND DETACHED GARAGE

Hallway

This bright and airy hallway gives access to the Living kitchen area, Study/ Bedroom 4, W.c., Cloakroom and stairs leading to the first floor landing. Benefitting from gas central heating.

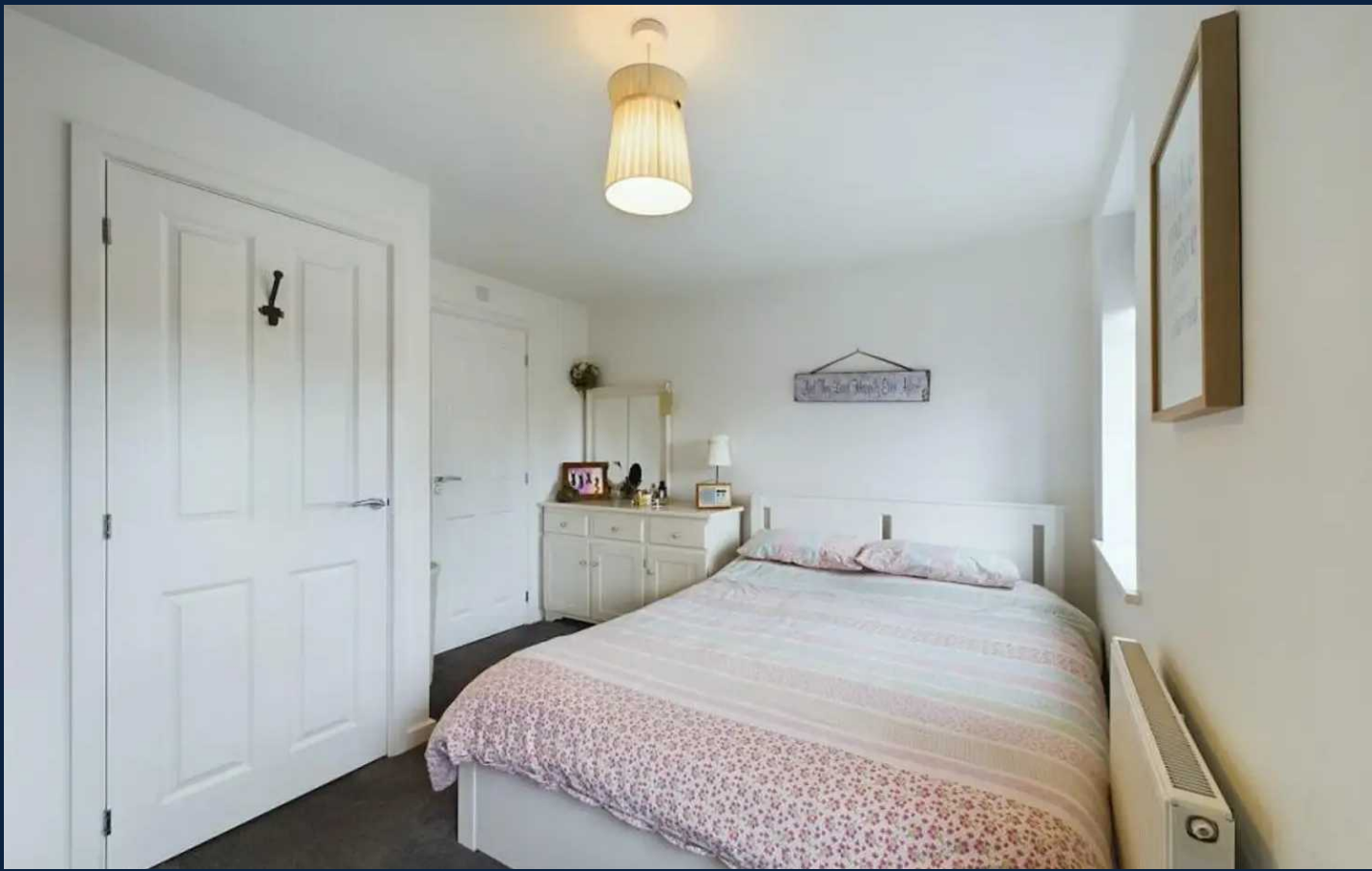
Living/ dining & kitchen area.

24' 3" x 13' 9" (7.39m x 4.19m)

This versatile open space is absolutely perfect for modern family living. It offers a contemporary kitchen, a spacious dining area, and a comfortable living space. The living/dining area is truly delightful, with its luxury vinyl tile flooring and modern neutral decor. And let's not forget the French doors that open onto the rear patio, allowing for a seamless indoor-outdoor flow. Oh, and there's more! A modern media wall plate is conveniently located behind the television, providing all the necessary media connections that a property needs. Now, let's talk about the kitchen. It is equipped with a wide range of modern wall and base units, ensuring ample storage space for all your culinary needs. And when it comes to workspace, you'll be pleased to know that there is a generous amount available, allowing you to prepare meals with ease. In addition to that, you'll find a convenient 1 bowl sink unit with a drainer, a gas hob, and an eye level electric double oven.



RIGHT



Study/ Bedroom 4

7' 9" x 6' 4" (2.36m x 1.93m)

The Study/ bedroom is enhanced by modern decor and luxury vinyl tile flooring. It also enjoys the advantages of gas central heating and double glazing.

W/c

4' 11" x 3' 1" (1.49m x 0.94m)

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin. Additionally, it benefits from gas central heating and double glazing.

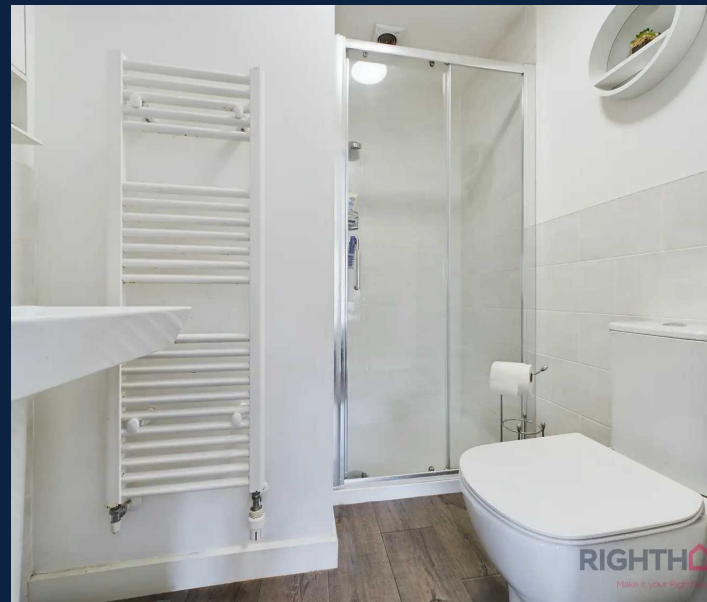
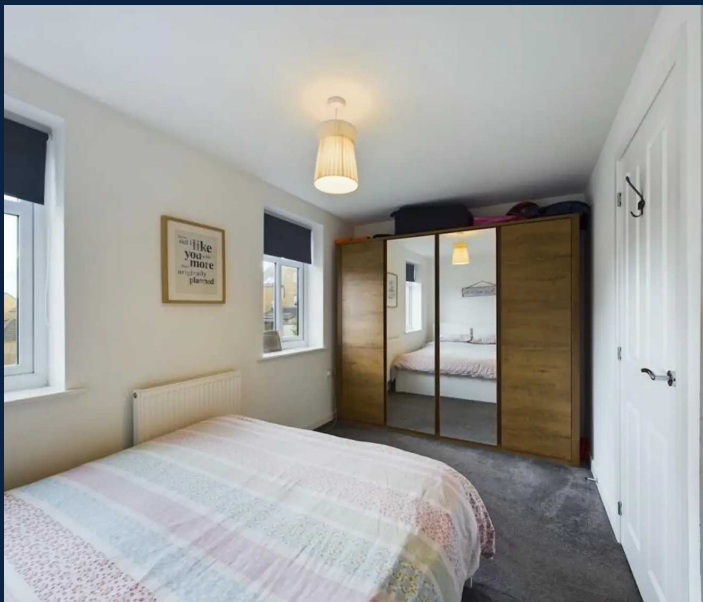
Stairs and landing

Giving access to the Living room, Master bedroom and stairs to the second floor landing.

Living room

13' 7" x 10' 11" (4.13m x 3.32m)

The lounge allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.



Master bedroom

13' 8" x 10' 4" (4.16m x 3.14m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of gas central heating and double glazing.

En-suite

6' 4" x 5' 10" (1.94m x 1.77m)

The ensuite bathroom is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shoe cubicle, perfect for unwinding after a long day. Furthermore, this delightful shower room is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

Stairs and landing

Giving access to the two second floor bedrooms and family bathroom.

Bedroom 2

13' 6" x 12' 0" (4.12m x 3.67m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 3

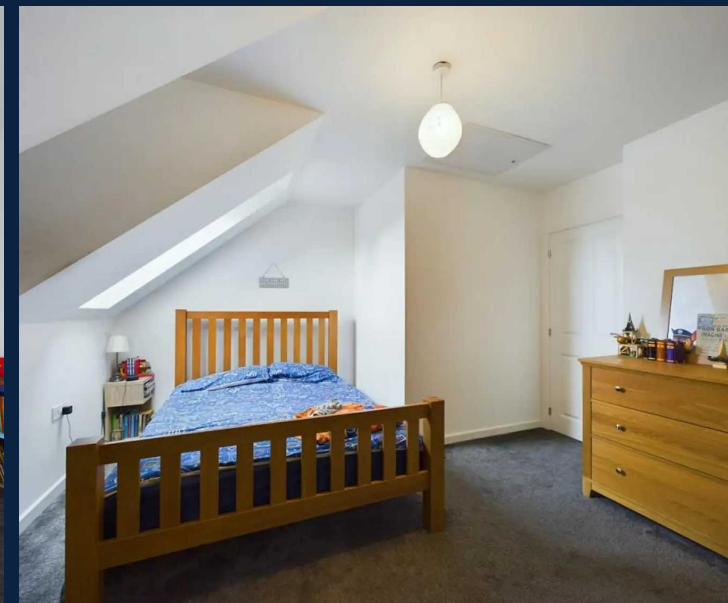
6' 6" x 5' 11" (1.97m x 1.80m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Family bathroom

6' 6" x 5' 11" (1.97m x 1.80m)

The family bathroom is partially tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



FRONT GARDEN

To the front of the property is a small lawn garden.

REAR GARDEN

At the back of the property, you will find a beautifully maintained lawned garden. It is truly a sight to behold, especially when paired with the delightful south facing paved patio. This patio is perfectly positioned to catch the warm rays of the sun, creating a serene and inviting space for relaxation and outdoor gatherings. But that's not all! Just outside the rear French doors, there is an additional raised patio. This charming feature provides a seamless transition from indoors to outdoors, making it easy to enjoy the natural beauty of the lawned garden. To add a touch of elegance, a decorative half wall separates the raised patio from the lush greenery. With these wonderful outdoor spaces, you'll have plenty of options for enjoying the fresh air and soaking up the sunshine. Whether you prefer lounging on the lawn or sipping a cup of tea on the patio, this property offers the perfect setting for outdoor living.

DRIVEWAY

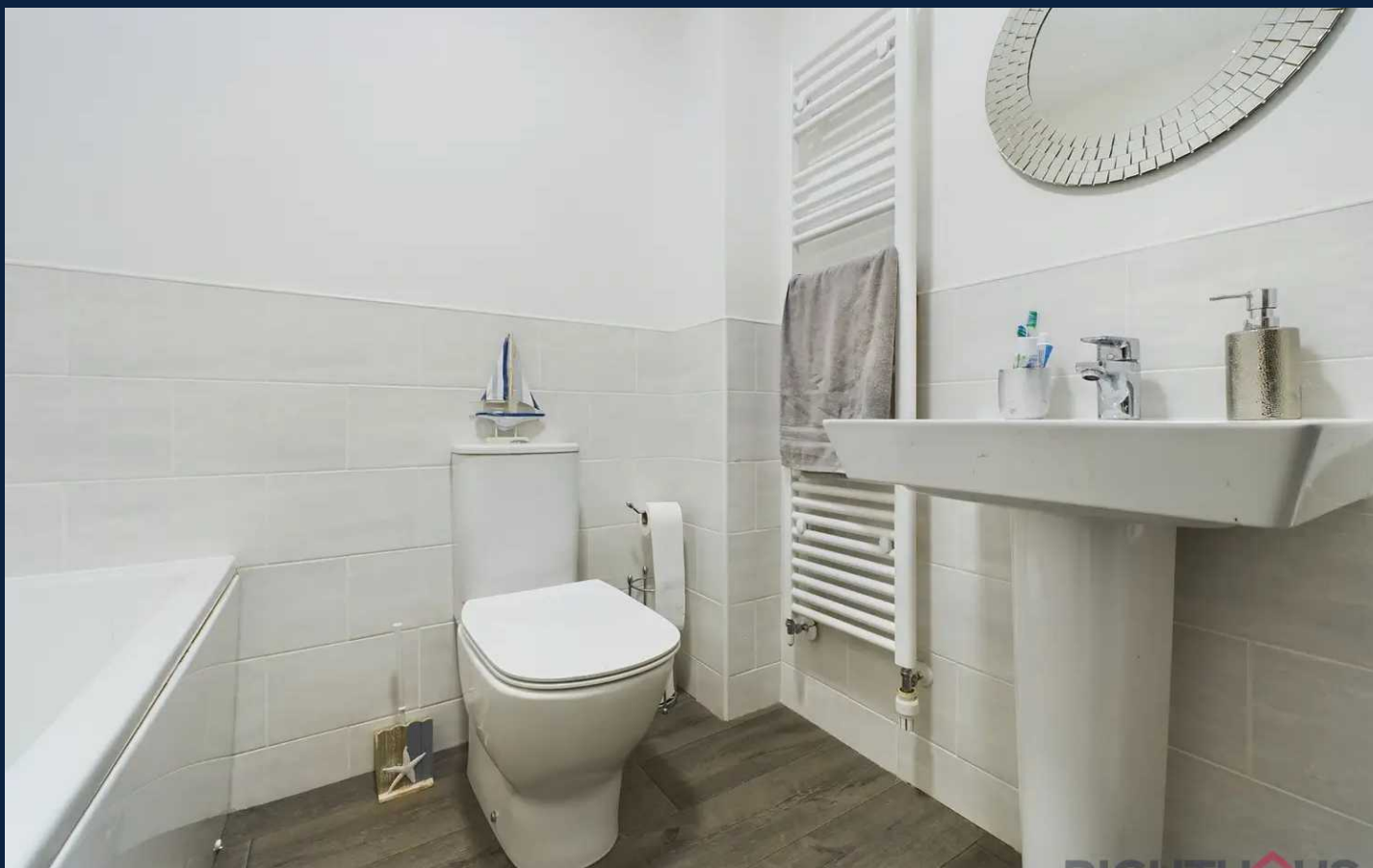
3 Parking Spaces

The driveway is designed to comfortably accommodate approximately 2 to 3 parked cars. It gracefully leads to the detached, beautifully constructed stone built Garage. This Garage provides a secure and convenient space for your vehicles, ensuring their safety and protection from the elements.

GARAGE

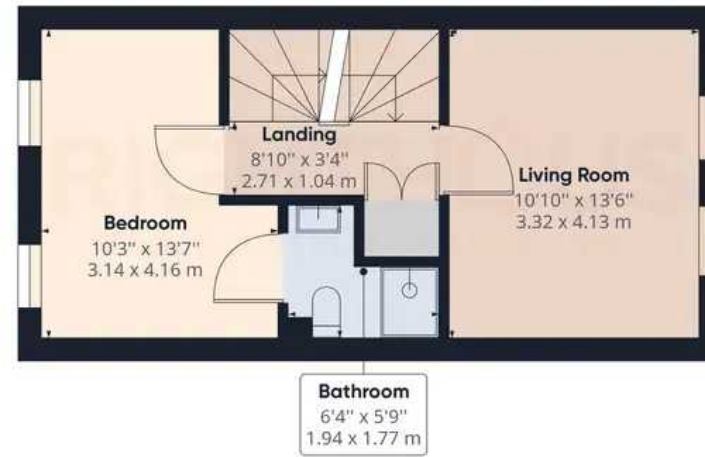
Single Garage

The detached stone-built garage can be conveniently accessed through an up and over door. It offers the added advantage of having power and lighting, making it an excellent choice for those in need of extra storage space.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1124.98 ft²
104.51 m²

Reduced headroom

36.57 ft²
3.40 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/



RIGHTHOUSE
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