



16 The Birdwalk, Bradford

Bradford

£425,000

16 The Birdwalk

Bradford, Bradford

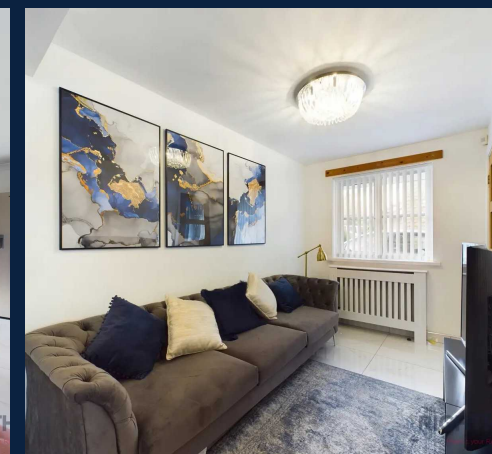
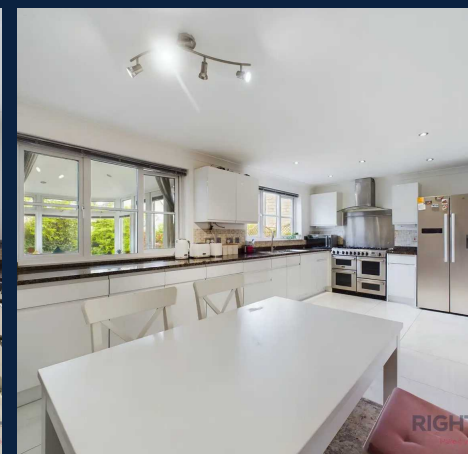
This five-bedroom detached house is the epitome of luxury and style, offering high-quality fixtures and fittings throughout. Boasting a recent renovation and extension, this executive detached property is truly exceptional. One standout feature of this home is the income generated from solar panels, making it an environmentally conscious choice.

In summary, this five-bedroom detached house combines elegance, modernity, and energy efficiency. With its exceptional features, such as the income-generating solar panels and high-quality fixtures and fittings, this property truly stands out. Additionally, the well-maintained garden and ample parking space further enhance the appeal of this impressive home. Don't miss out on the opportunity to make this property your dream residence.

Council Tax band: E

Tenure: Freehold

- EXECUTIVE DETACHED
- *** INCOME FROM SOLAR PANELS ***
- HIGH QUALITY FIXTURES AND FITTINGS
- RECENT RENOVATION & EXTENSION
- 5 BEDROOMS
- MASTER SUITE WITH WARDROBE ROOM AND ENSUITE
- 3 RECEPTION ROOMS
- 3 BATHROOMS PLUS WC
- CUL DE SAC LOCATION
- DOUBLE GARAGE



Hallway

Giving access to the Lounge, Dining kitchen, Dining room with snug, Wc and first floor.

Lounge

18' 11" x 10' 10" (5.76m x 3.30m)

The lounge has a bay window and benefits from gas central heating, feature fireplace, double glazed windows and French doors opening into the Conservatory.

Dining room

20' 7" x 18' 4" (6.28m x 5.58m)

The Dining room with Snug area features French doors opening into the rear garden and also benefits from gas central heating and double glazing.

Dining kitchen

19' 2" x 10' 3" (5.83m x 3.12m)

Open style with the dining area. The kitchen has an array of modern wall and base unit's as well as a good amount of Quartz workspace, 1 bowl under mounted sink unit with grooved drainer, Rangemaster style has cooker, gas central heating and double glazing.

Conservatory

18' 0" x 10' 11" (5.48m x 3.32m)

The conservatory overlooks the tranquil rear garden and benefits from solid roof, double glazing, gas central heating and French doors opening into the rear garden.

Utility room

6' 8" x 6' 2" (2.02m x 1.87m)

The utility room has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, plumbing for an automatic washing machine, condensing dryer and gas central heating.





Wc

6' 8" x 4' 3" (2.03m x 1.29m)

Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefiting and gas central heating.

Stairs and landing

Giving access to the four first floor bedrooms, house bathroom and stairs to second floor.

Master Suite - Bedroom

10' 11" x 10' 6" (3.34m x 3.21m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Master Suite - Wardrobe room

7' 10" x 7' 10" (2.40m x 2.40m)

Modern decor and carpet. Benefitting from modern fitted wardrobes.

Master Suite- Ensuite

7' 2" x 5' 10" (2.19m x 1.78m)

Part tiled Ensuite shower room comprising of 3 piece suite including low level W.C., Vanity unit housing hand basin and shower cubicle. Also benefiting gas central heating and double glazing.

Bedroom 2

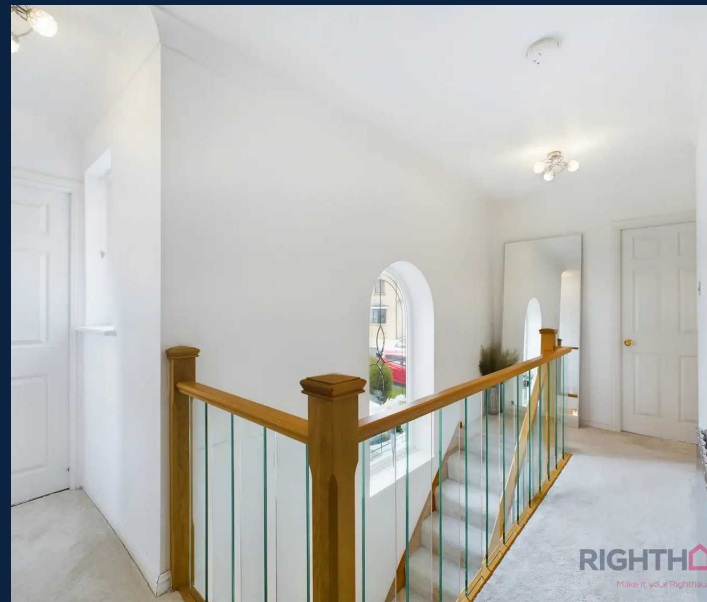
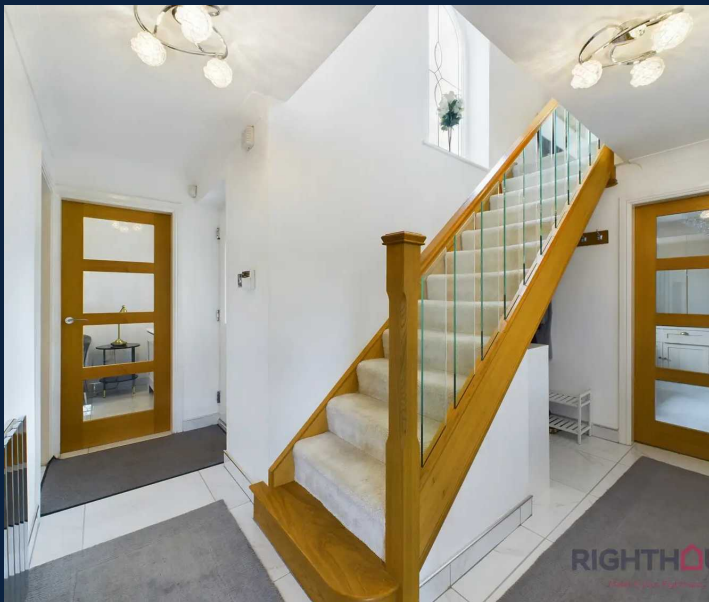
10' 0" x 7' 8" (3.06m x 2.34m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Bedroom 3

7' 2" x 10' 11" (2.18m x 3.32m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.



Bedroom 4

8' 0" x 6' 7" (2.45m x 2.01m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Bathroom

7' 1" x 6' 8" (2.15m x 2.02m)

Fully tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting gas central heating and double glazing.

Stairs

Offering access to the fifth bedroom and four piece bathroom.

Bedroom 5

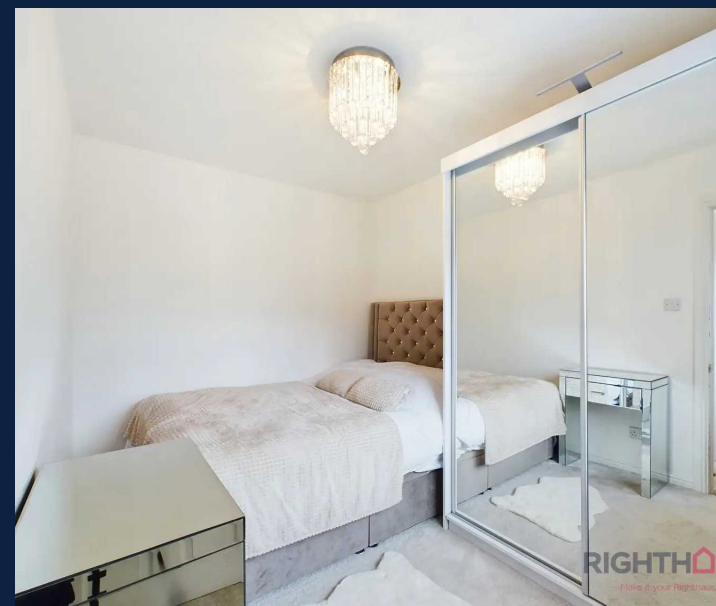
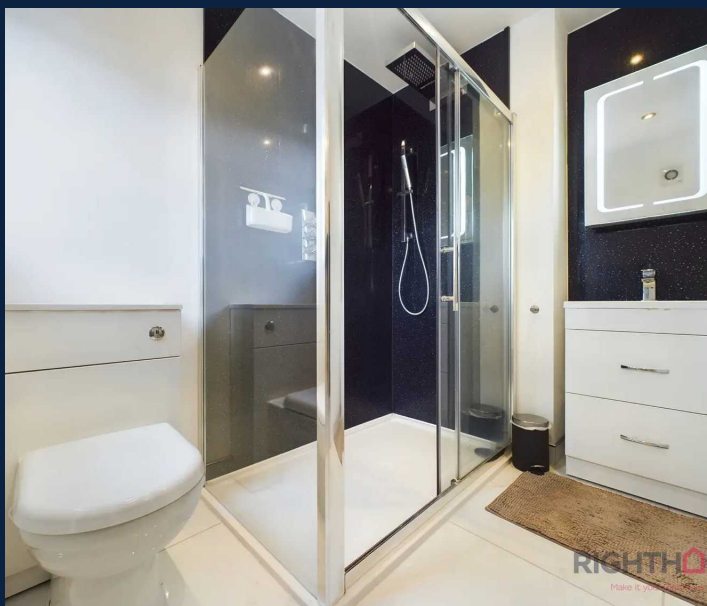
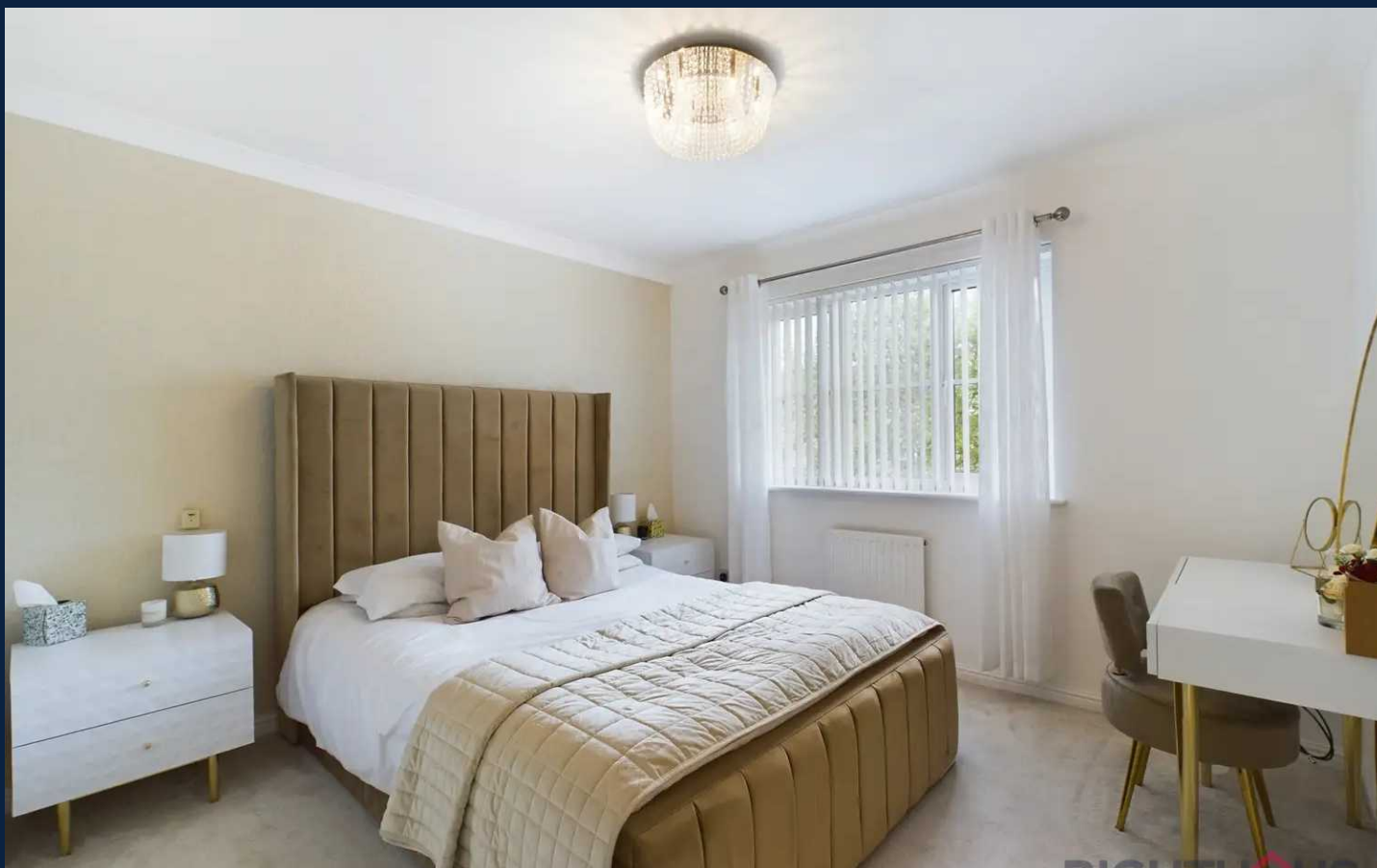
22' 3" x 9' 4" (6.79m x 2.84m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, gas central heating and double glazing.

Ensuite bathroom

8' 11" x 7' 10" (2.71m x 2.40m)

Fully tiled family bathroom comprising of 4 piece suite including panelled bath, low level W.C., pedestal hand basin and large corner shower cubicle. Also benefitting gas central heating and double glazing.



REAR GARDEN

To the rear of the property is a mature garden with artificial lawn, mature border planting and is fully enclosed.

GARDEN

To the side of the property is a decked patio and planting boxes to the rear of the garage.

ON DRIVE

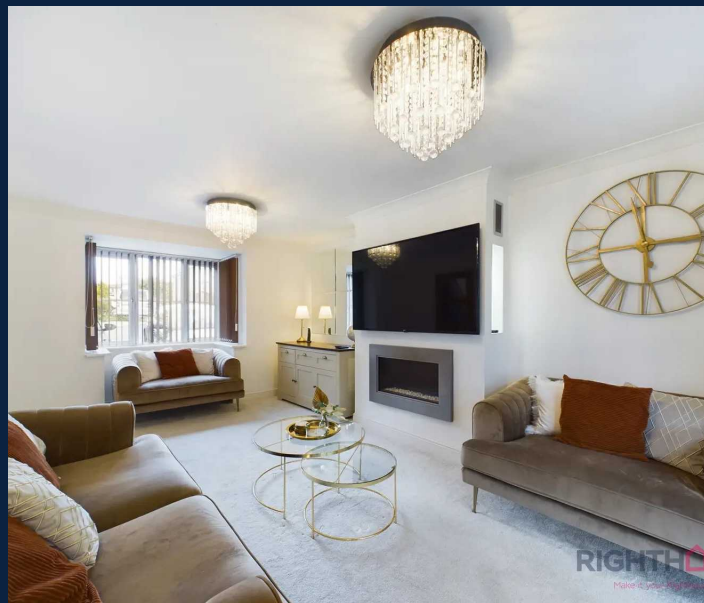
5 Parking Spaces

To the front of the property is a large driveway for approximately 4 to 5 cars. Also offers access to the double garage.

GARAGE

Double Garage

The double garage is accessed via an up and over electric door and further benefits from power, and lighting.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1868.62 ft²
173.60 m²

Reduced headroom

46.72 ft²
4.34 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.

GIRAFFE360

Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

