



Moorfield Birstall Lane, Drighlington Bradford BD11 1JJ

welcome to

Moorfield Birstall Lane, Drighlington Bradford

GUIDE PRICE £675,000 - £700,000 FABULOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME having everything needed for modern day living with a DRIVEWAY, DOUBLE GARAGE and GARDENS to front, side and rear. Situated in Drighlington Village, having easy access to local amenities, motorway links and GOOD SCHOOLS.

Entrance Porch

uPVC double glazed windows, single glazed door to the side and door leading into the hallway.

Hallway

Stairs leading to the first floor landing and access to the downstairs WC, study/bedroom five, reception room and kitchen/diner.

Study/Bedroom Five

10' 9" x 8' 8" (3.28m x 2.64m)

uPVC double glazed window to the front, gas central heating radiator.

Downstairs Wc

Low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

Kitchen/Diner

21' 5" x 8' 10" (6.53m x 2.69m)

Has a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, gas hob and dishwasher, space for a fridge freezer, gas central heating radiator, uPVC double glazed window to the front, wooden single glazed window to the side. Doors leading to both hallways.

Reception Room

11' 11" x 22' 6" (3.63m x 6.86m)

Two uPVC double glazed windows to the rear, gas feature fire, two gas central heating radiators, uPVC double glazed French doors to the side and French doors leading into the hallway.

Entrance Hall

Single glazed door to the front, storage cupboard and door leading to the rear. Access to the

kitchen/diner, living room and utility room.

Living Room

16' 11" into recess x 15' 7" (5.16m into recess x 4.75m)

uPVC double glazed bay window to the front, gas feature fire, two gas central heating radiators and ceiling beams.

Utility Room

5' 6" x 9' 1" (1.68m x 2.77m)

Wall and base units, sink and drainer with mixer tap, space for washing machine, gas central heating boiler. gas central heating radiator, single glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, gas central heating radiator. Access to all four bedrooms, linen storage room and house bathroom.

Bedroom One

10' 11" x 12' (3.33m x 3.66m)

uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

Ensuite

Shower cubicle with electric shower, low level flush WC, wash hand basin, chrome heated towel rail, two double glazed skylights to the side.

Bedroom Two

12' x 11' 10" (3.66m x 3.61m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

12' x 10' 3" (3.66m x 3.12m)

uPVC double glazed window to the rear, gas central heating radiator.





Bedroom Four

10' 3" x 8' 10" (3.12m x 2.69m)
uPVC double glazed window to the side, gas central heating radiator.

Linen Storage Cupboard

7' 1" x 4' (2.16m x 1.22m)
Single glazed window to the side, loft access.

House Bathroom

A modern four piece bathroom suite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, Jacuzzi corner bath, wall mounted column radiator, automatic lighting, uPVC double glazed window to the front.

Exterior

Shared driveway (with a private right of way for the neighbouring property) leading to a private drive with access to the double garage, pond to the front with wooden pergola, lawned area to the front with wall and hedge boundaries and to the rear is a paved patio area with steps leading down to the lawned garden with wall and hedge boundaries, a perfect space for all the family to enjoy.

Double Garage

With roller door, uPVC double glazed window and door to the side and having power and lighting.



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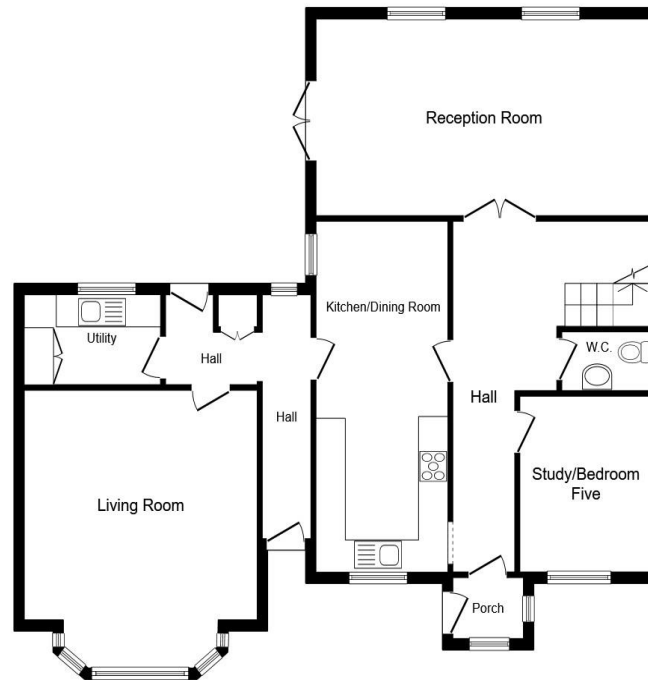
- GUIDE PRICE £675,000 - £700,000
- Four/five bedroom detached family home
- Two spacious reception rooms
- Kitchen/diner and utility room
- Downstairs WC & Ensuite facilities

Tenure: Freehold EPC Rating: D

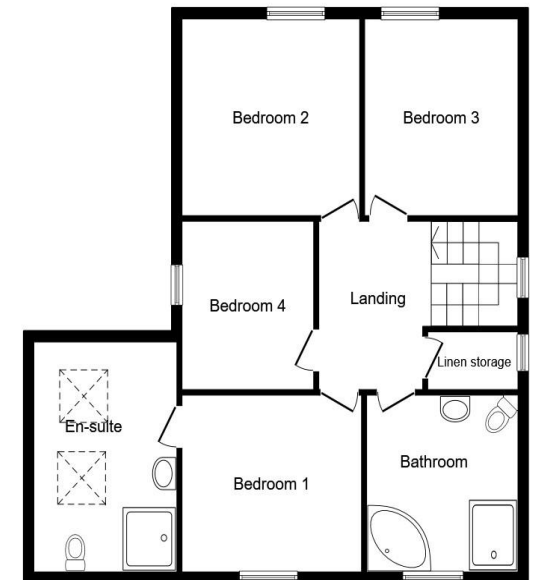
Council Tax Band: F

guide price

£675,000



Ground Floor



First Floor

Total floor area 193.7 m² (2,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111443 - 0003

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