



## 5 Holden View

Birkenshaw, BD11 2PJ

**£345,000**



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Welcome to this charming semi-detached house located in the desirable area of Holden View, Birkenshaw, Bradford. This spacious family home boasts four well-proportioned bedrooms and two modern bathrooms, making it perfect for families seeking comfort and convenience.

Spread over three floors, the property is well presented throughout, offering a contemporary kitchen that is both stylish and functional. The open living room is a highlight, providing ample space for relaxation and entertainment, while also offering lovely views over the rear garden, creating a serene atmosphere for family gatherings or quiet evenings.

The property benefits from parking for two vehicles, ensuring that you and your guests have easy access. Its ideal location means you are just a short distance from the M62 motorway, making commuting a breeze. Additionally, the area is served by good local schools, making it a perfect choice for families with children.

This home is ready to move into, allowing you to settle in without the hassle of renovations. Viewing is essential to truly appreciate the generous space and the inviting atmosphere this property offers. Don't miss the opportunity to make this delightful house your new family home.

## Entrance Hallway

Providing access to the ground floor accommodation through a composite door. With wood effect laminate flooring and stairs to the first floor bedrooms.

## Cloakroom

A ground floor cloakroom with a WC and a hand basin with part grey tiling.

## Kitchen

A modern kitchen situated at the front of the property,

featuring white base and wall units with wooden worktops. A five ring gas hob and a double electric oven with an extractor fan. Further benefitting from integrated washing machine, dishwasher and fridge freezer. With tile effect flooring, a spotlight ceiling and a breakfast bar next to the bay window overlooking the front lawn.

## Open Living Space

A beautifully presented and spacious living room which benefits from laminate flooring, space to dine and the focal point of the room being a feature TV wall and a bay window with French doors opening onto the garden with floor to ceiling windows, allowing plenty of natural light into the room. There is also a useful storage cupboard.

## First Floor

### Bedroom Two

A double bedroom with light and neutral decor.

### Bedroom Three

A double bedroom decorated in keeping with the property.

### Bedroom Four

Currently being used as an office, the fourth bedroom is a well sized room with a window to the rear elevation.

## Bathroom

Part tiled with a bath tub, over bath shower, w/c and hand basin.

## Second Floor

### Master Bedroom Suite

A spacious double bedroom suite on the second floor of the home with plenty of floorspace. Ceiling spotlights elevate the room and there are velux windows allowing natural light to flood the space. There is an open plan walk in wardrobe space providing storage and access onto the en-suite.

### **En-Suite**

With a shower, w/c and hand basin.

### **Garage**

Ideal parking and storage space with power and light

### **External**

To the front of the home is a lawn and a pathway leading to the front door. The driveway extends down the side of the home with a car charging power point and leads to the garage. The rear garden has a lawn and two patio areas making it a perfect suntrap.

### **Directions**

For Satnav please use the postcode BD11 2PJ

### **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

### **Mortgages**

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **DISCLAIMER**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



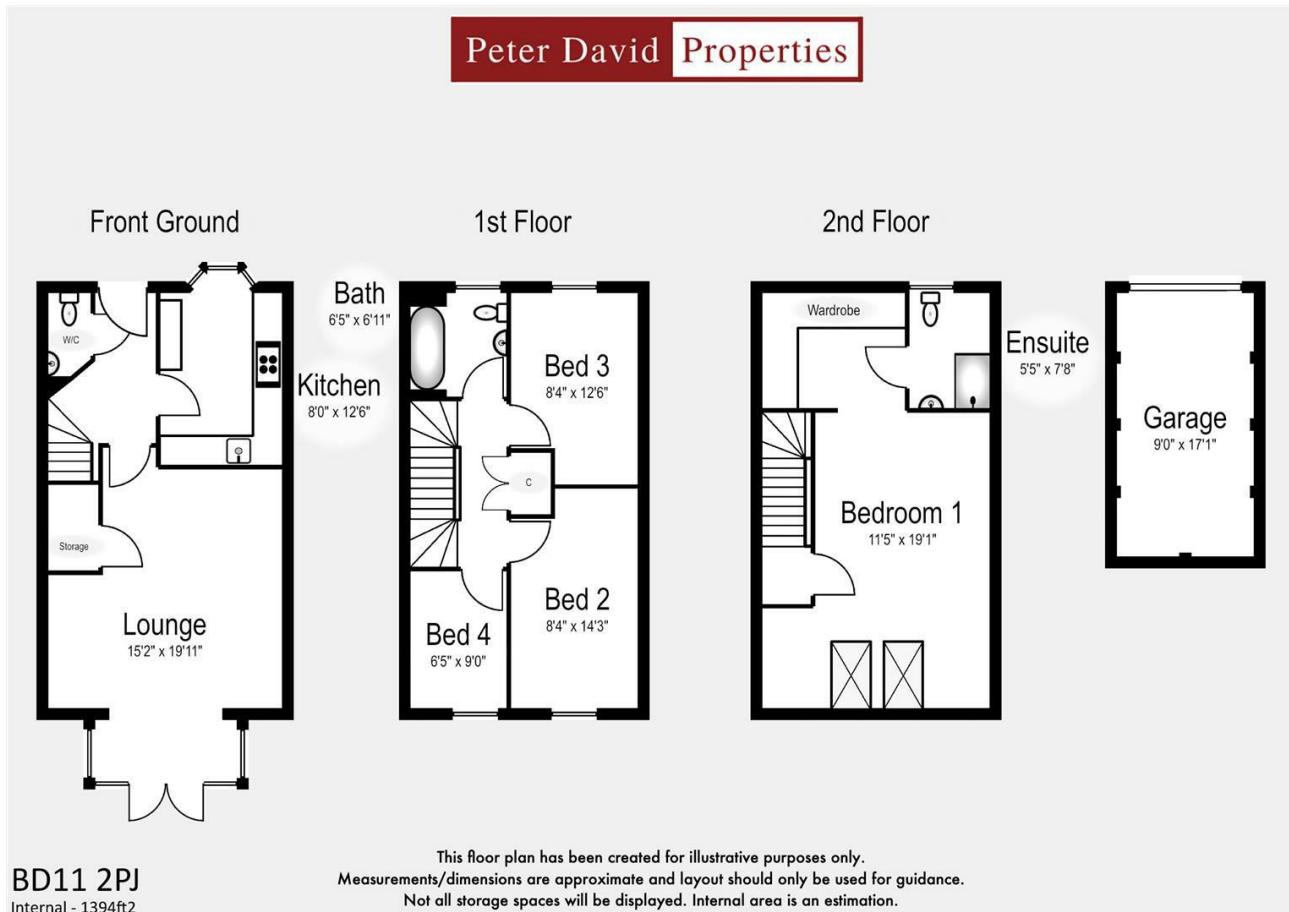
## Hybrid Map



## Terrain Map



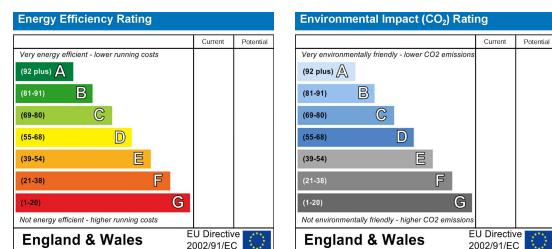
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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