



9 Moorville Drive

Birkenshaw, Bradford, BD11 2BT

£260,000

 3 BEDROOMED SEMI-
DETACHED WITH
DRIVEWAY FOR 2 CARS

 MODERN KITCHEN
FAMILY ROOM WITH
INTEGRATED APPLIANCES

 LIGHT FILLED LOUNGE

 FITTED WARDROBES

 LUXURY HOUSE
BATHROOM

 SUMMERHOUSE

 INSULATED LOFT ROOM
WITH VELUX WINDOW



Full Description

Situated in an established cul-de-sac location this well maintained semi-detached family home is ideally placed for a range of local amenities with shops, Birkenshaw C.E. Primary School, BBG Academy and Birkenshaw Park all within easy reach. Excellent transport connections include nearby bus services, the A58 providing straightforward access towards Leeds and Bradford, and convenient links to the M62 for wider regional travel. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall, lounge, family kitchen/dining room, three bedrooms and a family bathroom. Externally there is an established rear garden with patio and summerhouse that provides a perfect space for relaxing and entertaining. To the front there is a paved driveway with parking for two cars.

ENTRANCE

A composite door leads to an entrance hall. From here a staircase leads to the first floor landing and further doors lead to the kitchen and lounge.

LOUNGE

11' 8" x 14' 5" (3.56m x 4.39m)

This welcoming reception room has a large bay window which floods the room with natural light and an Inglenook Fireplace.

DINING KITCHEN

18' 0" x 10' 1" (5.49m x 3.07m)

Featuring modern wall and base units with complementary butcher block work surfaces, integrated appliances including

induction hob, extractor chimney, built in wine rack, inset sink with mixer tap, plumbing for a washing machine and spotlights. French doors lead out onto the rear garden.

FIRST FLOOR LANDING

Doors lead to the three bedrooms and family bathroom. The landing also has loft access with a drop down ladder.

BEDROOM 1

10' 8" x 12' 8" (3.25m x 3.86m)

Double room with built in wardrobes and spotlights.

BEDROOM 2

8' 7" x 10' 4" (2.62m x 3.15m)

Double room with fitted sliding wardrobes and a leafy outlook over the rear garden.

BEDROOM 3

7' 0" x 7' 7" (2.13m x 2.31m)

Single room

FAMILY BATHROOM

Fitted with a luxury four piece bathroom suite which comprises of a bath with shower attachment, basin in vanity, WC, separate shower cubicle. Walls and floors are tiled and spotlights are fitted to the ceiling.

LOFT ROOM

14' 7" x 11' 0" (4.44m x 3.35m)

Fully insulated, plastered, carpeted and fitted with a Velux window.



EXTERIOR

Externally to the front the property features a paved area with parking for two cars and a mature planted border. The rear garden has low maintenance trees and shrubs and a stone paved patio area. There is a summerhouse, outside tap and gated area to the side which houses a shed.

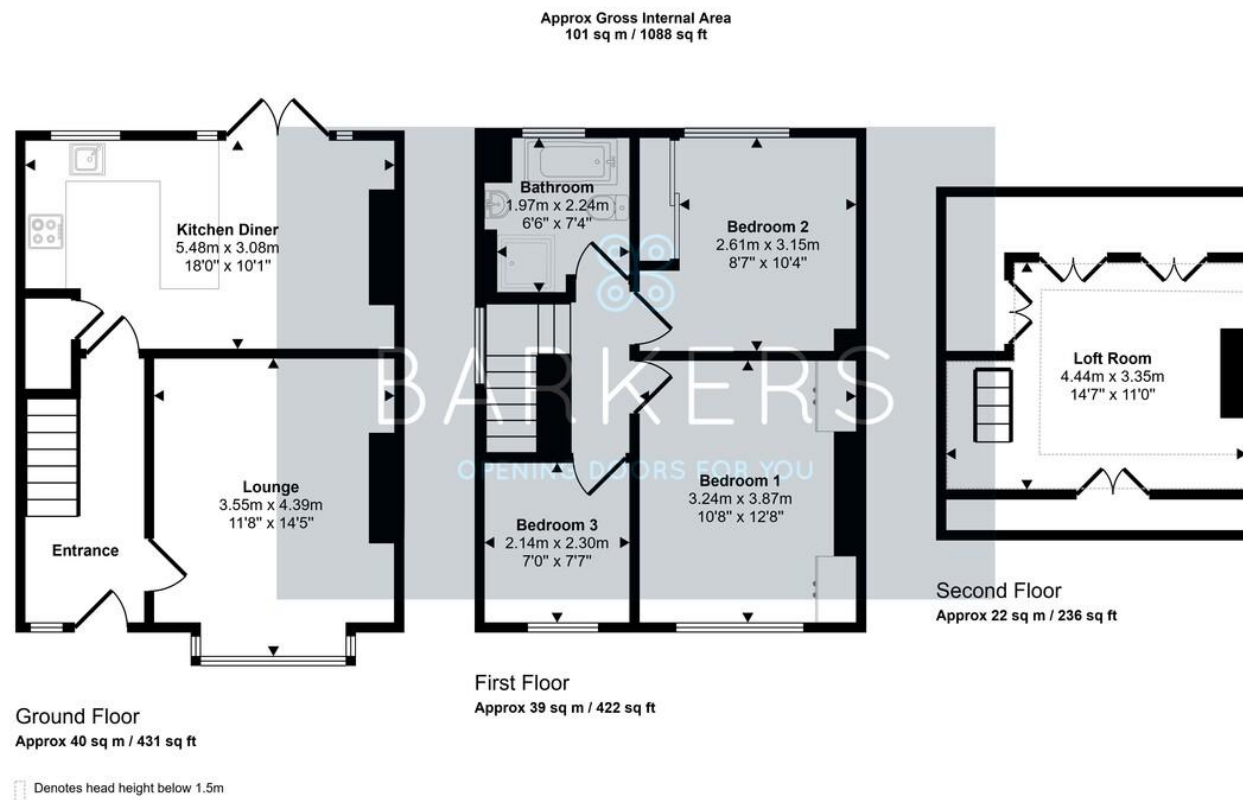
ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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