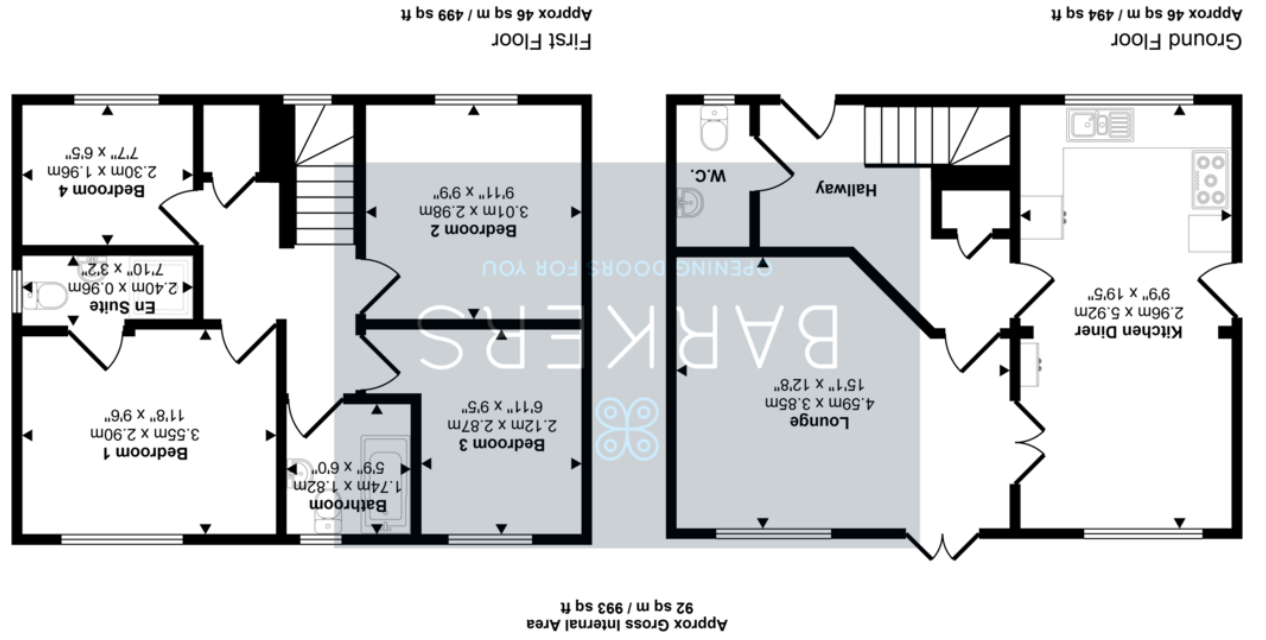


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**BARKERS**  
Select Collection



**5 Ellison Grove**

Birkenshaw, Bradford, BD11 2DL

Asking Price Of £375,000

- DETACHED PROPERTY
- ENTRANCE HALL
- KITCHEN/DINER
- LOUNGE
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- HOUSE BATHROOM
- DRIVEWAY TO THE FRONT
- CUL-DE-SAC LOCATION
- GARDENS TO THE REAR



# Full Description

## DESCRIPTION

Detached family home, located in a quiet cul-de-sac in this sought after residential area. Has excellent transport links and is within walking distance of all local amenities within the village and local schools including the sought after BBG Academy. Comprises: Entrance hall, lounge, fully fitted dining kitchen, cloaks/WC, four good sized bedrooms, en-suite to the master and a house bathroom. Large driveway for several vehicles leading to a single detached garage, enclosed gardens to the rear with patio area ideal for outside entertaining. Open aspect views to the front.

## ENTRANCE HALL

Composite part glazed front door leading into the spacious entrance hall with laminate flooring, doors leading off into the dining/kitchen, living room, cloaks/WC, stairs leading to the first floor, understairs storage.

## CLOAKS/WC

Fitted with a two piece white suite which comprises of a low flush W.C, pedestal hand wash basin, laminate flooring.

## LOUNGE

15' 1" x 12' 8" (4.6m x 3.86m)

With double doors leading into the kitchen/diner and rear garden.

## KITCHEN/DINER

9' 9" x 19' 5" (2.97m x 5.92m)

Fitted with modern wood effect wall and base units, complementary work surfaces, one and half bowl sink with mixer tap, built in 5 ring gas cooker with extractor over, built in fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring, ceiling spot lights, door leading out into the rear garden.

## LANDING

Stairs leading to the first floor landing with doors leading off into four bedrooms and house bathroom, storage cupboard.

## MASTER BEDROOM

11' 8" x 9' 6" (3.56m x 2.9m)

To the rear of the property with door leading into the en-suite bathroom.

## EN-SUITE BATHROOM

Fitted with three piece white suite comprising low flush wc, pedestal hand wash basin, enclosed shower cubicle, part tiled walls, heated towel rail, laminate tiled effect flooring.

## BEDROOM TWO

9' 11" x 9' 9" (3.02m x 2.97m)

Double bedroom.



## BEDROOM THREE

6' 11" x 9' 5" (2.11m x 2.87m)

Single bedroom.

## BEDROOM FOUR

7' 7" x 6' 5" (2.31m x 1.96m)

Small double bedroom.

## HOUSE BATHROOM

5' 9" x 6' 0" (1.75m x 1.83m)

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, heated towel rail, storage cupboard.

## EXTERIOR

Open aspect views to the front, large driveway for several vehicles leading to a detached garage, enclosed gardens to the rear with patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenhead office head north west on Old Lane towards Woodlands Fold turn left onto Town Street then right onto Bradford Road/A651 then right onto Threelands then left onto Ellison Grove where the property will be identified on the left.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

