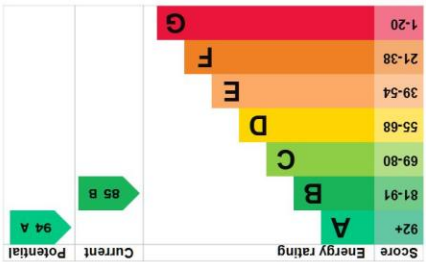


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should

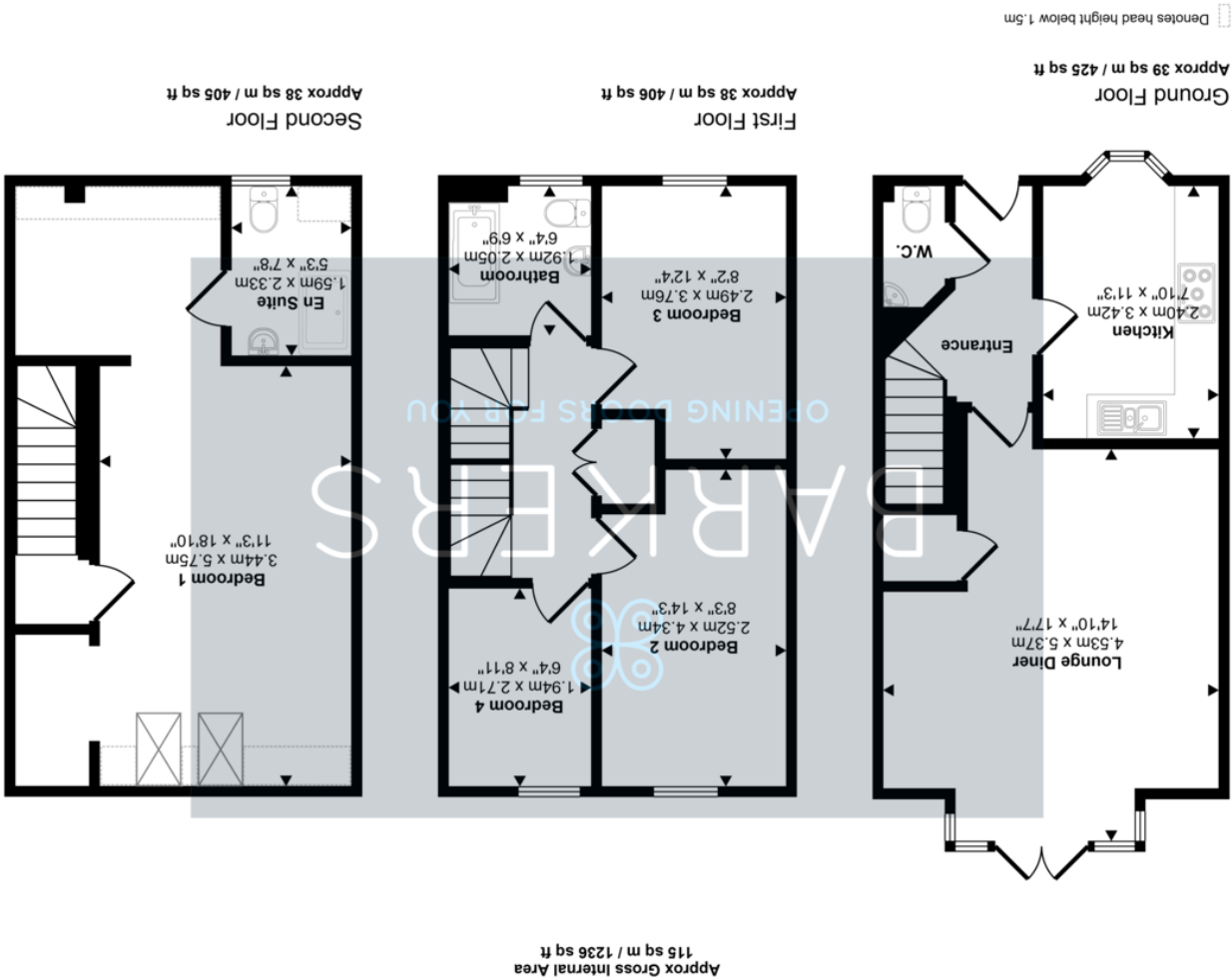


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4 Old Lane,
Birkenshaw, Bradford
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is 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.



9 Heathfield Lane

Birkenshaw, BD11 2DP

Offers In Excess Of £325,000

- MODERN SEMI DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C.
- KITCHEN, LOUNGE
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- GARDEN TO REAR



Full Description

Situated in a highly sought-after residential location, this modern four-bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal choice for growing families and commuters alike.

The property benefits from a driveway, garage, and a beautifully maintained rear garden, perfect for relaxing or entertaining. Internally, the accommodation briefly comprises an entrance hall, downstairs cloakroom/WC, modern fitted kitchen, spacious lounge, four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a contemporary family bathroom.

Ideally positioned within walking distance of the highly regarded BBG Academy, the property is also conveniently close to a range of local amenities. Excellent transport links are on hand, with Junctions 26 and 27 of the M62 motorway network just a short drive away, providing easy access for commuters travelling to Leeds, Huddersfield, Manchester, and beyond.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

ENTRANCE HALL
An external door leads into the entrance hall which has doors leading to the cloaks/W.C., kitchen and lounge. A staircase leads to the first floor landing.

CLOAKS/W.C.
Fitted with a two piece modern white suite.

KITCHEN
7' 10" x 11' 2" (2.40m x 3.42m)
The modern fitted kitchen is equipped with a range of wall and base units complemented by contrasting work surfaces and splashback tiling. It features a stainless steel sink with a mixer tap, an integrated electric oven with a gas hob and chimney-style extractor hood over, together with plumbing for a washing machine and dishwasher, and space for a fridge/freezer.

EN-SUITE SHOWER ROOM
5' 2" x 7' 7" (1.59m x 2.33m)
The modern en-suite shower room is fitted with a contemporary three-piece white suite comprising a shower cubicle, wash hand basin, and low-flush WC. The room is finished with part-tiled walls, attractive wood-effect flooring and a heated towel radiator.

EXTERIOR
The beautifully maintained rear garden has been designed with low maintenance in mind, featuring an artificial lawn, a paved patio area, and a built-in seating area, creating the perfect space for outdoor dining, entertaining family and friends, or simply relaxing. The property also benefits from private parking and a garage at the rear.

ADDITIONAL INFORMATION
Tenure - Freehold
Council tax band - D

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

LOUNGE
14' 10" x 17' 7" (4.53m x 5.37m)
The spacious, light-filled lounge provides an inviting space for both relaxing and entertaining. French doors open directly onto the beautifully maintained rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces. The room also benefits from a useful built-in understairs storage cupboard, offering practical additional storage.

FIRST FLOOR LANDING
Doors lead to three bedrooms and the house bathroom.

BEDROOM TWO
8' 3" x 14' 2" (2.52m x 4.34m)
Double room.

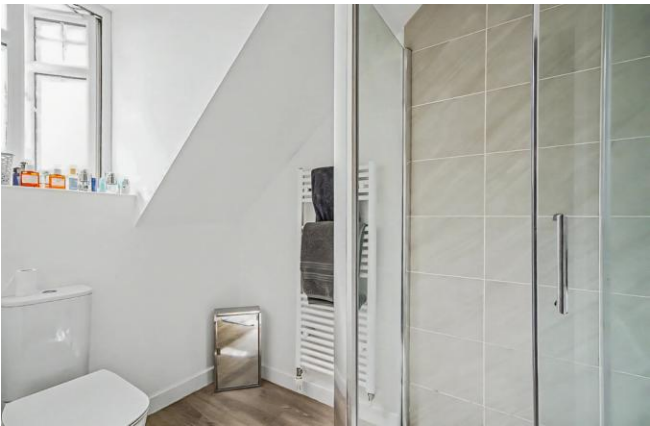
BEDROOM THREE
8' 2" x 12' 4" (2.49m x 3.76m)
Double room.

BEDROOM FOUR
6' 4" x 8' 10" (1.94m x 2.71m)
Good sized fourth bedroom.

HOUSE BATHROOM
6' 3" x 6' 8" (1.92m x 2.05m)
The modern family bathroom is fitted with a contemporary three-piece white suite comprising a panelled bath, low-flush WC, and pedestal wash hand basin. The room is complemented by part-tiled walls and attractive wood-effect flooring, creating a stylish and practical finish.

SECOND FLOOR

BEDROOM ONE
11' 3" x 18' 10" (3.44m x 5.75m)
A generously proportioned double bedroom featuring a stylish part-panelled feature wall and a dedicated dressing area, creating a comfortable and practical space. The room also benefits from direct access to a modern en-suite shower room.







Call us now to arrange your FREE valuation!

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