



27 Birch Wood Road

Birkenshaw, Bradford, BD11 2WL

£399,995

 NEWLY BUILT DETACHED
FAMILY HOME

 SOUGHT AFTER
LOCATION

 10 YEAR NHBC
WARRANTY

 SOLAR PANELS & EV
CHARGING POINT

 SPACIOUS DINING
KITCHEN & UTILITY
ROOM

 FOUR BEDROOMS

 EN-SUITE & FAMILY
BATHROOM

 DRIVEWAY & GARAGE

 GARDEN TO REAR



Full Description

A fantastic opportunity to purchase a new-build four-bedroom family home, ideally positioned within walking distance of the highly regarded BBG Academy and close to a range of local amenities. With excellent transport links and easy access to Junctions 26 and 27 of the M62, the property is ideally suited to families and commuters alike. The property benefits from a 10-year NHBC warranty, solar panels and an EV charging point. The accommodation comprises a welcoming entrance hall, a spacious lounge and an impressive dining kitchen, featuring French doors opening directly onto the rear garden. There is also a useful utility room and convenient downstairs WC/cloakroom. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room, together with a modern family bathroom. Externally, the property enjoys a private driveway providing off-road parking, leading to a garage. To the rear is an enclosed garden, offering an excellent space for outdoor entertaining, relaxing and family enjoyment. With its excellent school location, modern specification, energy-efficient features and superb commuter links, this impressive new-build home is an ideal choice for modern family living.

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading into the lounge and a staircase leads to the first floor landing.

LOUNGE

15' 8" x 11' 8" (4.78m x 3.56m)

A window to the front elevation provides lots of natural light and door leads into the dining kitchen.

DINING KITCHEN

18' 10" x 9' 10" (5.74m x 3m)

A modern fitted kitchen with French doors leading out to the rear garden. A door leads into the utility room and W.C. facilities.

FIRST FLOOR

Access to four bedrooms and the family bathroom.

BEDROOM ONE

13' 5" x 9' 10" (4.09m x 3m)

Access to en-suite facilities.

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3m)

BEDROOM THREE

14' 4" x 8' 4" (4.37m x 2.54m)

BEDROOM FOUR

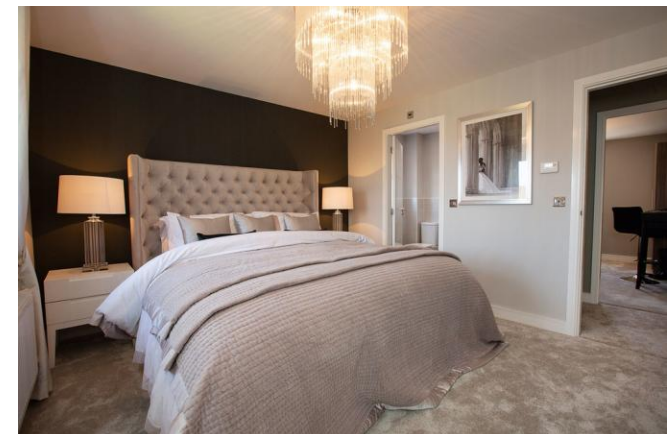
10' 6" x 8' 4" (3.2m x 2.54m)

FAMILY BATHROOM

Fitted with a three piece suite.

EXTERIOR

Externally there is an enclosed garden to the rear, driveway and a garage.



ADDITIONAL INFORMATION

Construction method - Masonry Cavity Construction

Warranty provider - NHBC

Est. service charge - £119 pa

Tenure - Freehold

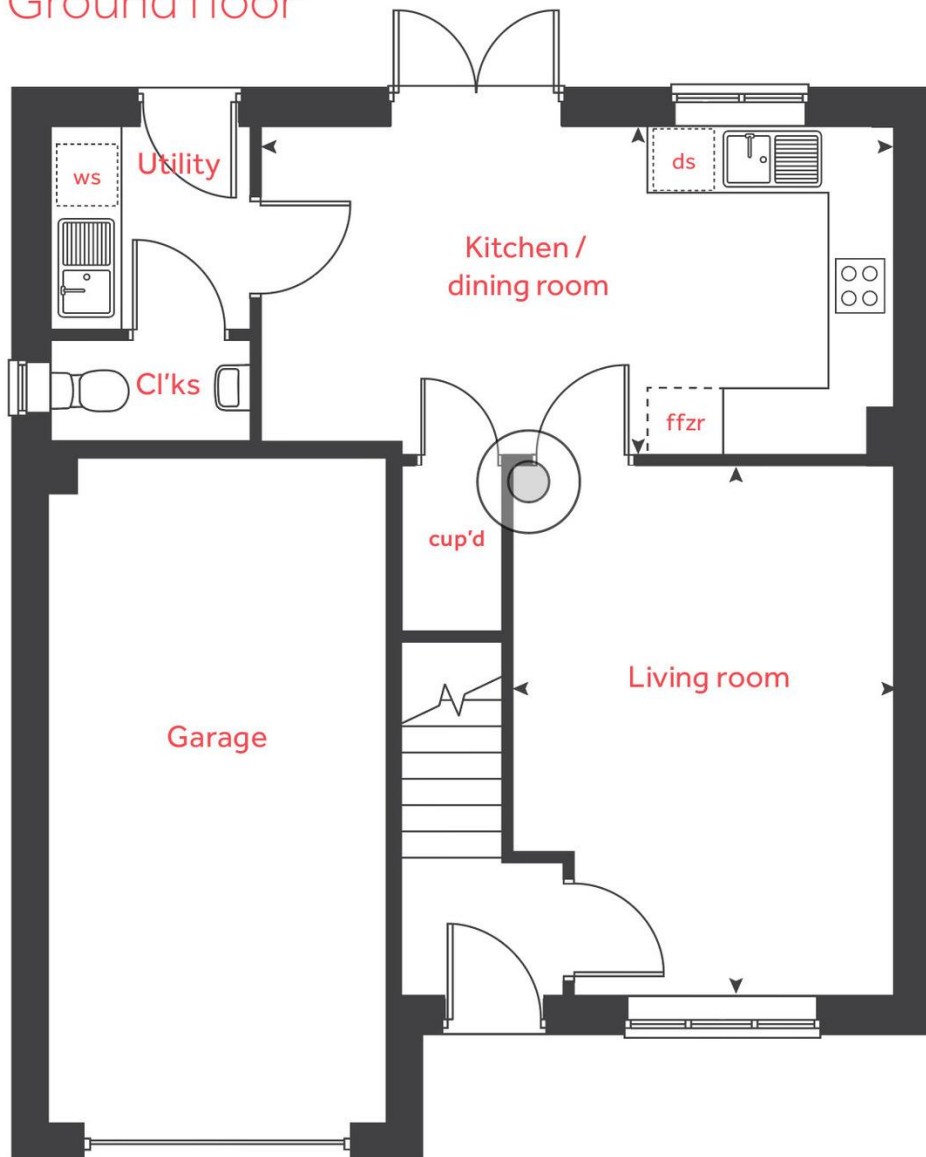
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DISCLAIMER

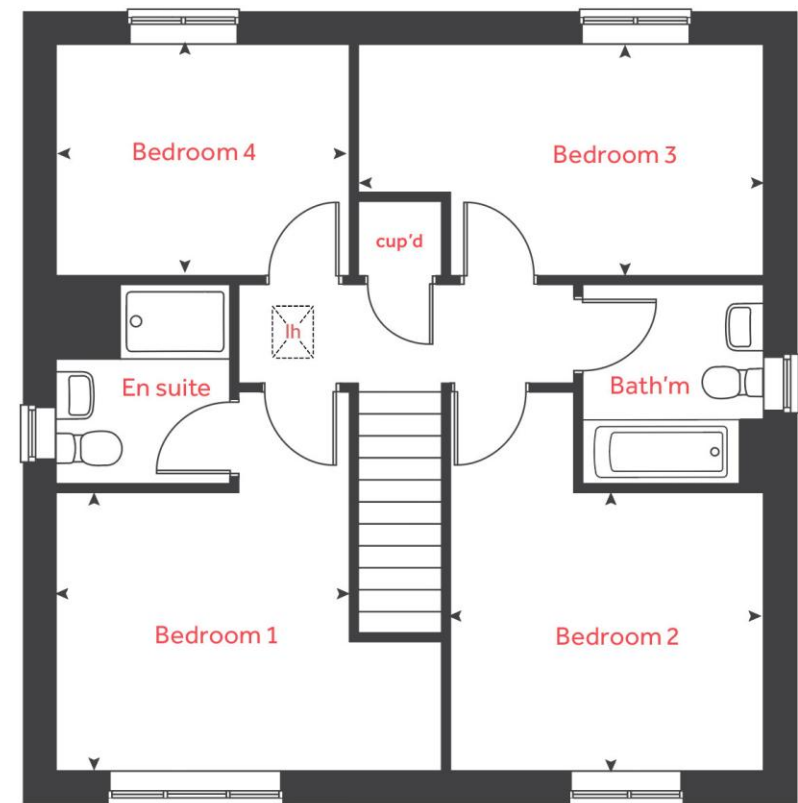
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant.



Ground floor



First floor



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