



**Birksland Moor, Birkenshaw Bradford BD11 2PA**

**welcome to**

## **Birksland Moor, Birkenshaw Bradford**

FOUR BEDROOM EXTENDED SEMI DETACHED having AMPLE OFF STREET PARKING, FABULOUS SIZED MODERN KITCHEN, LIVING ROOM, UTILITY, DOWNSTAIRS WC, ENSUTE to master bedrooms and HOUSE BATHROOM. ENCLOSED REAR GARDEN, OUTBUILDING currently used as a bar, perfect space for entertaining friends.

### **Entrance Porch**

Door to the side and further door leading into the hallway.

### **Hallway**

Doors leading to both the living room and kitchen.

### **Lounge**

19' x 12' 2" MAX ( 5.79m x 3.71m MAX )  
uPVC double glazed window to the front, gas central heating radiator, feature fire, uPVC double glazed French doors to the rear.

### **Kitchen**

19' x 12' 2" ( 5.79m x 3.71m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, two integrated ovens, induction hob, integrated fridge, integrated freezer, integrated dishwasher, integrated microwave, breakfast island, gas central heating radiator, uPVC double glazed door to the front, uPVC double glazed French doors leading out to the rear garden. Door leading to the utility room and downstairs WC.

### **Utility Room**

Cupboard housing the gas central heating boiler, space for washing machine and tumble dryer. Door leading into the downstairs WC.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin.

### **First Floor Landing**

Access to all four bedrooms and the house bathroom.

### **Bedroom One**

9' 11" x 12' 5" ( 3.02m x 3.78m )  
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the front.

### **Bedroom Two**

9' 10" x 12' 1" ( 3.00m x 3.68m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Three**

9' 10" x 8' 10" ( 3.00m x 2.69m )  
uPVC double glazed window to the rear, gas central heating radiator, loft access.

### **Bedroom Four**

8' 8" x 8' 1" ( 2.64m x 2.46m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a double Jacuzzi bath with taps, low level flush WC, two wash hand basins with vanity units, tiled walls, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the front and side providing ample parking and to the rear is an easy to maintain paved garden with decked area and having a outbuilding currently used as bar, perfect space for entertaining friends.





### **Outbuilding/Bar**

19' 7" plus recess x 10' 3" ( 5.97m plus recess x 3.12m )  
Fabulous space currently used as a bar with power and lighting.



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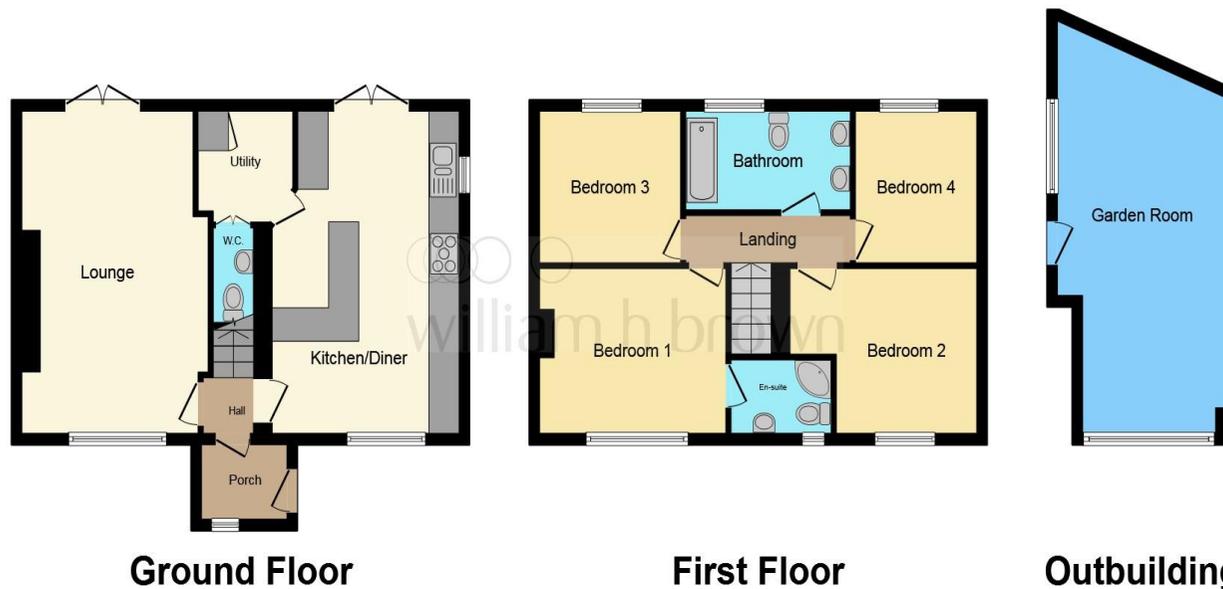
- Extended four bedroom semi detached accommodation
- Fabulous sized kitchen & living room
- Downstairs WC & Utility room
- Ensuite to master bedroom
- Useful outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MLY111021 - 0005

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