



**Moorfield Birstall Lane, Drighlington Bradford BD11 1JJ**

**welcome to**

## **Moorfield Birstall Lane, Drighlington Bradford**

GUIDE PRICE £675,000 - £700,000 FABULOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME having everything needed for modern day living with a DRIVEWAY, DOUBLE GARAGE and GARDENS to front, side and rear. Situated in Drighlington Village, having easy access to local amenities, motorway links and GOOD SCHOOLS.

### **Entrance Porch**

uPVC double glazed windows, single glazed door to the side and door leading into the hallway.

### **Hallway**

Stairs leading to the first floor landing and access to the downstairs WC, study/bedroom five, reception room and kitchen/diner.

### **Study/Bedroom Five**

10' 9" x 8' 8" ( 3.28m x 2.64m )

uPVC double glazed window to the front, gas central heating radiator.

### **Downstairs Wc**

Low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

### **Kitchen/Diner**

21' 5" x 8' 10" ( 6.53m x 2.69m )

Has a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, gas hob and dishwasher, space for a fridge freezer, gas central heating radiator, uPVC double glazed window to the front, wooden single glazed window to the side. Doors leading to both hallways.

### **Reception Room**

11' 11" x 22' 6" ( 3.63m x 6.86m )

Two uPVC double glazed windows to the rear, gas feature fire, two gas central heating radiators, uPVC double glazed French doors to the side and French doors leading into the hallway.

### **Entrance Hall**

Single glazed door to the front, storage cupboard and door leading to the rear. Access to the

kitchen/diner, living room and utility room.

### **Living Room**

16' 11" into recess x 15' 7" ( 5.16m into recess x 4.75m )

uPVC double glazed bay window to the front, gas feature fire, two gas central heating radiators and ceiling beams.

### **Utility Room**

5' 6" x 9' 1" ( 1.68m x 2.77m )

Wall and base units, sink and drainer with mixer tap, space for washing machine, gas central heating boiler. gas central heating radiator, single glazed window to the rear.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator. Access to all four bedrooms, linen storage room and house bathroom.

### **Bedroom One**

10' 11" x 12' ( 3.33m x 3.66m )

uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

### **Ensuite**

Shower cubicle with electric shower, low level flush WC, wash hand basin, chrome heated towel rail, two double glazed skylights to the side.

### **Bedroom Two**

12' x 11' 10" ( 3.66m x 3.61m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

12' x 10' 3" ( 3.66m x 3.12m )

uPVC double glazed window to the rear, gas central heating radiator.





#### **Bedroom Four**

10' 3" x 8' 10" ( 3.12m x 2.69m )  
uPVC double glazed window to the side, gas central heating radiator.

#### **Linen Storage Cupboard**

7' 1" x 4' ( 2.16m x 1.22m )  
Single glazed window to the side, loft access.

#### **House Bathroom**

A modern four piece bathroom suite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, Jacuzzi corner bath, wall mounted column radiator, automatic lighting, uPVC double glazed window to the front.

#### **Exterior**

Shared driveway (with a private right of way for the neighbouring property) leading to a private drive with access to the double garage, pond to the front with wooden pergola, lawned area to the front with wall and hedge boundaries and to the rear is a paved patio area with steps leading down to the lawned garden with wall and hedge boundaries, a perfect space for all the family to enjoy.



#### **Double Garage**

With roller door, uPVC double glazed window and door to the side and having power and lighting.



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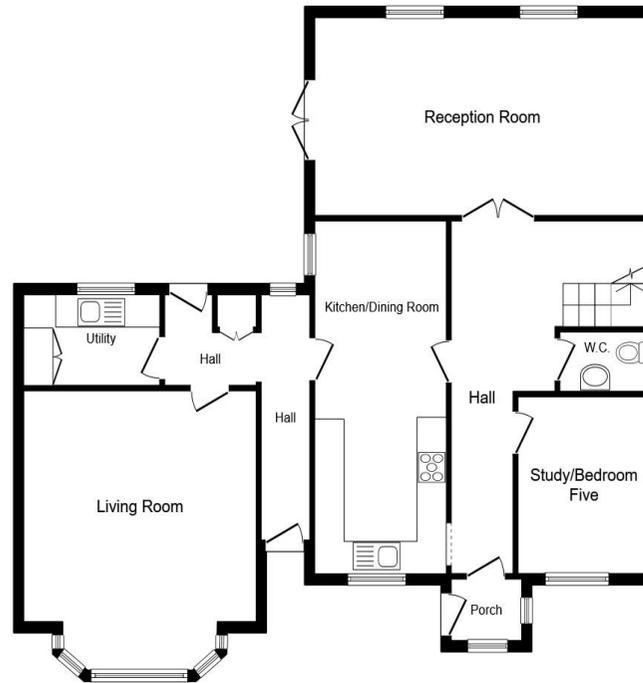
- GUIDE PRICE £675,000 - £700,000
- Four/five bedroom detached family home
- Two spacious reception rooms
- Kitchen/diner and utility room
- Downstairs WC & Ensuite facilities

Tenure: Freehold EPC Rating: D

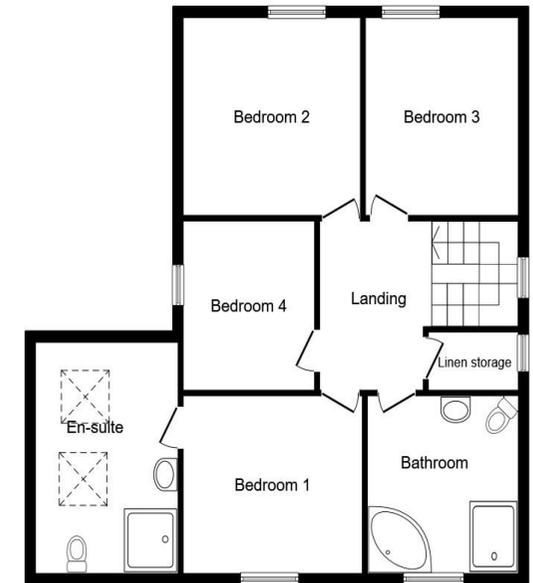
Council Tax Band: F

offers over

**£650,000**



**Ground Floor**



**First Floor**

Total floor area 193.7 m<sup>2</sup> (2,085 sq.ft.) approx

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