



35 Bank View, Birkenshaw, Bradford, West Yorkshire, BD11 2AG

6 BEDROOMS: MODERN EXECUTIVE DETACHED. Offers substantial family sized accommodation over 3 floors, with 6 BEDROOMS + 2 EN SUITES. Super 25 Foot Kitchen / Family Room, situated on this ever popular location, within walking distance to Birkenshaw Village and BBG Academy. Further features include Double Garage & Conservatory.

The accommodation comprises: Ground Floor: Entrance Porch, Hall, WC, Lounge, Kitchen/ Family Room, Conservatory. First Floor: Master Bedroom, Bedrooms 2, 3, 4 Bedroom & House Bathroom. Top Floor: Bedrooms 5, 6 Bedrooms & En Suite Bathroom.

Asking Price £450,000

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GROUND FLOOR

FRONT PORCH

HALLWAY Downstairs W.C.

DOWNSTAIRS WC

KITCHEN / FAMILY ROOM 25'6" x 12'2" max (7.77m x 3.7m max)

Impressive & spacious 25ft kitchen / family room, with well equipped range of base & wall units, granite worktops & central breakfast bar. Built in double oven, hob & extractor fan. Tiled floor. uPVC French door to Conservatory.

LOUNGE 15'7" x 12'5" (4.75m x 3.78m)

Modern media wall. Bi folding doors to kitchen/ family room.

STUDY / OFFICE 12'6" x 5'8" (3.8m x 1.73m)

Laminate flooring.

CONSERVATORY 14'5" x 12'5" (4.4m x 3.78m)

Conservatory in uPVC. French Doors to garden.

1ST FLOOR

LANDING

MASTER BEDROOM 1 15'6" (4.72) (max) x 9'5" (2.87) + recess

EN- SUITE SHOWERROOM/WC 5'3" x 5' (1.6m x 1.52m)

White shower corner cubicle. Heated towel rail.

BEDROOM 2 13'7" x 9'1" (4.14m x 2.77m)

BEDROOM 3 10'2" x 9'1" (3.1m x 2.77m)

BEDROOM 4 9'8" x 9'6" (2.95m x 2.9m)

HOUSE BATHROOM 7' x 6'3" (2.13m x 1.9m)

White bathroom suite.

TOP FLOOR

BEDROOM 5 12'8" x 10'5" (3.86m x 3.18m)

Twin velux roof light.

GUEST EN SUITE BATHROOM Three piece modern white bathroom suite with shower over the bath.

BEDROOM 6 16'9" x 9'1" (5.1m x 2.77m)

Twin velux roof light to both sides. Hardwood floor.

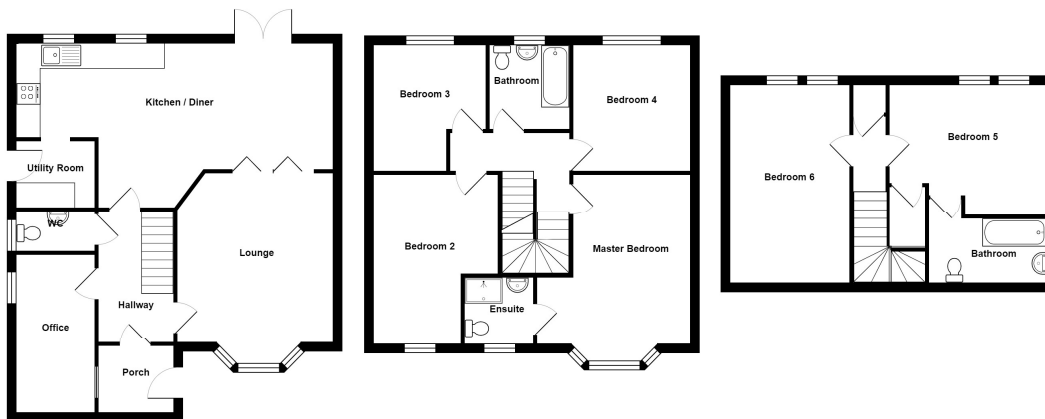
OUTSIDE Twin driveway, leading to Double Garage. Pleasant enclosed garden to the rear..

TENURE Freehold

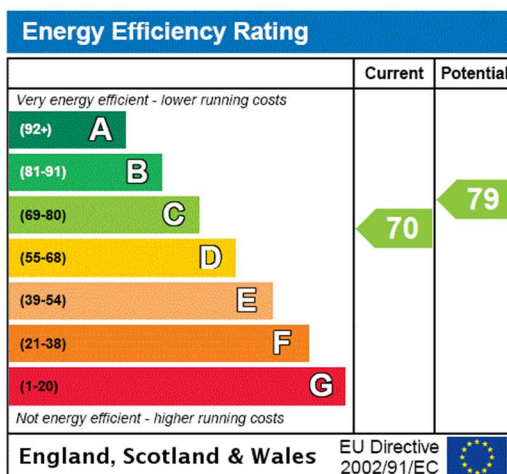
COUNCIL TAX Band F

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 164.6 m² ... 1772 ft²
 All measurements are approximate and for display purposes only



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