



49 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BP

AMAZING & SUBSTANTIAL FAMILY HOME.

A rare and super opportunity has arisen to purchase this delightful property that has undergone a significant renovation program in recent years to provide a superior and substantial family home. The house has been significantly extended to both the side, the rear and a top floor dormer conversion to provide unrivalled accommodation of over 2000 square foot. Now 4 Bedrooms and 2 En Suites. To the ground floor there is an impressive and spacious Family Room/Kitchen, that has to be seen to believe.

Situated in this pleasant and quite location close to Tong Moor Side and backing onto open fields and within catchment area for BBG Academy, Birkenshaw and East Bierley Primary. NOT TO BE MISSED.

Guide Price £425,000

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HALLWAY Feature window seating. Bespoke Blinds. Cloaks cupboard. Underfloor heating.

DOWNSTAIRS W.C.

LOUNGE 17' x 12' max` (5.18m x 3.66m max`)

Feature fireplace with Log Burner built into chimney breast.

KITCHEN/FAMILY ROOM 26'11" x 19' max (8.2m x 5.8m max)

Impressive open plan and spacious Kitchen/Family Room that certainly has the "wow" factor and is the focal point of the house. Complimented with a quality bespoke range of kitchen units and central island/breakfast bar. Integrated dishwasher, larder unit and wine cooler. Concealed underfloor storage cupboard. In addition there is a log Burner and underfloor heating. Built in sound system. Bi-Folding doors lead out to the garden.

UTILITY ROOM Underfloor heating.

LANDING

MASTER BEDROOM 17'11" x 10' max (5.46m x 3.05m max)

Principal Master Bedroom suite with fitted wardrobes and dressing area. Views over field.

EN-SUITE SHOWER ROOM/W.C. Corner cubicle with vanity unit. Heated towel rail.

BEDROOM 2 10' x 8' (3.05m x 2.44m)

Double bedroom 2.

BEDROOM 3 10' x 10' (3.05m x 3.05m)

Double bedroom 3. Fitted wardrobe.

FAMILY BATHROOM/W.C Lovely bathroom suite with 'Roll Top' bath. Corner shower cubicle. Bespoke radiator. Bespoke window blinds.

DORMER BEDROOM 4 17' x 10' (5.18m x 3.05m)

Top floor Double Bedroom and En-Suite.

EN-SUITE SHOWER ROOM/W.C. Corner cubicle with vanity unit. Tiled flooring.

OFFICE/ANNEX Purpose built office/ work space, offers great potential to run a business or full conversion to create a self-contained annex/granny flat (subject to the relevant planning consents).

Fully detached with a pitched roof and exposed beams.

OUTSIDE Garden and blocked paved driveway at the front. The house backs onto open fields with a lovely outlook. The rear landscaped garden offers a lovely place for families to enjoy the outdoor private and secure space. With large flagged patio terrace. Additionally there is a twin driveway at the back.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		