



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

IMPRESSIVE FAMILY HOME.

Immaculate Detached that would make a perfect family home, situated on this sought after small development. Occupying a select and quiet cul de sac position the house provides spacious 4 bedroomed accommodation, together with ground floor office/study. To the outside the house has a lovely open aspect with gardens to both the side and back.

Ideally situated within walking distance of the sought after BBG Academy as well as the shops, bus routes and amenities in Birkenshaw village. Junctions 26 and 27 of the M62 are just a short drive away making this location ideal for commuters.

The accommodation comprises: Hallway, W.C, Study, Lounge, Conservatory, Kitchen, 4 Bedrooms, En Suite & Bathroom.

Asking Price £525,000

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HALLWAY Split levelled hallway with staircases to both lower ground floor and to the first floor.

DOWNSTAIRS WC White suite with vanity sink unit.

OFFICE/STUDY 7'9" x 7' (2.36m x 2.13m)

LOUNGE 14' x 13'11" (4.27m x 4.24m)

French doors to the conservatory.

CONSERVATORY 14' x 12' Approx. (4.27m x 3.66m Approx.)

Good sized conservatory that is currently used as a dining room/sitting room and backs onto the garden, with lovely views.

KITCHEN 16' x 13' (4.88m x 3.96m)

Super open plan dining kitchen with feature bi folds that open up to the lovely patio style courtyard garden. Fully equipped with a good range of units. Built in oven and hob.

LANDING

MASTER BEDROOM 1 17' x 12' (5.18m x 3.66m)

Spacious master bedroom with lovely views. Fitted mirrored wardrobes.

EN SUITE White suite with a corner shower cubicle.

BEDROOM 2 14' (4.27) x 13' (3.96) into square bay window

Double bedroom 2 with fitted wardrobes.

BEDROOM 3 11'11" x 8' Max (3.63m x 2.44m Max)

Double bedroom 3.

BEDROOM 4 11'10" x 9' Max (3.6m x 2.74m Max)

HOUSE BATHROOM White bathroom suite with a fitted shower over the bath.

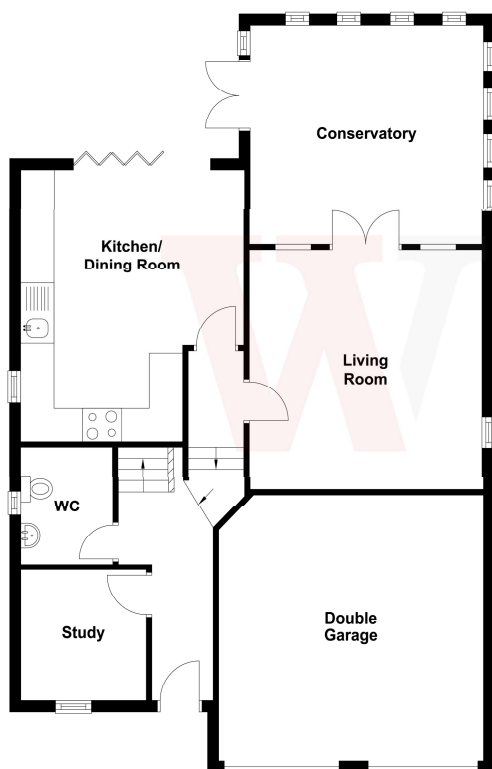
OUTSIDE Occupying a super cul de sac position within the development. To the front twin driveway with double garage. To the side is the formal enclosed garden with patio area. at the back the house has a lovely open aspect outlook, with a super "courtyard" style terraced garden. Additional garden area to the other side.

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.

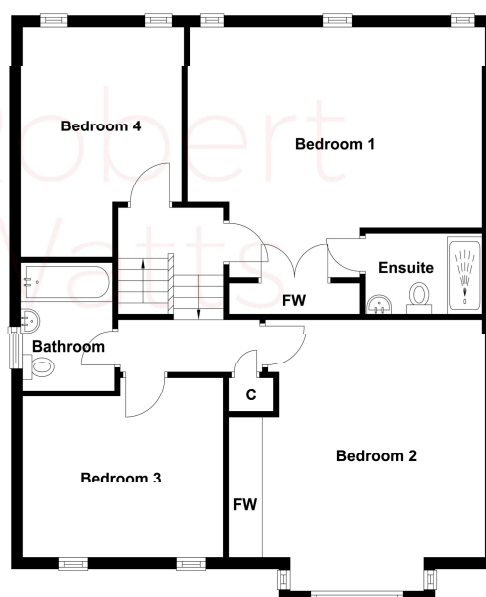
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		