



## **48 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE**

**4 BEDROOMS:** Impressive Semi Detached providing family sized 4 Bedroomed accommodation. Very well presented throughout and situated in this sought after location. Backing onto BBG Academy, with lovely gardens. **NOT TO BE MISSED.**

The accommodation comprises: Hallway, Lounge, Dining Room, Kitchen, 4 Bedrooms, Bathroom & Separate WC.

**Asking Price £295,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 48 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE

**HALLWAY** uPVC door.

**LOUNGE 14' (4.27) into bay window x 10' (3.05)" + alcove**

Attractive feature fireplace with built in gas fire.

**DINING ROOM 14' x 10' (4.27m x 3.05m)**

Sliding uPVC patio doors leading to the garden.

**KITCHEN 10' x 7'10" (3.05m x 2.4m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Integrated fridge and freezer. Built in double oven, hob and extractor fan. uPVC side door.

**LANDING**

**BEDROOM 1 14' (4.27) into bay window x 10' (3.05)**

**BEDROOM 2 11' x 10' (3.35m x 3.05m)**

Full height and width fitted wardrobes, and bedroom furniture. Built in cupboard.

**BEDROOM 3 8' x 8' (2.44m x 2.44m)**

**BEDROOM 4 14' (4.27) x 13' (3.96) max` including central staircase**

Loft conversion bedroom 4 with central staircase. 3 Velux Roof Lights. Storage to eaves.

**BATHROOM 8' x 5' (2.44m x 1.52m)**

Modern white bathroom suite with corner shower cubicle and fitted vanity sink unit. Tiled walls and flooring. Heated towel rail.

**SEPARATE W.C.**

**OUTSIDE** Garden to front. Block paved driveway to side. GARAGE. Pleasant garden to the rear, with open aspect.

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.





## 48 KINGSLEY DRIVE BD11 2NE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts\\_](https://twitter.com/robertwatts_)

arla | propertymark    naea | propertymark