



14 Turnpike Close, Birkenshaw, Bradford, BD11 2LW

5 BEDROOMS: Impressive SIGNIFICANTLY EXTENDED DETACHED, situated in this sought after location within walking distance to BBG Academy. The property has been greatly enhanced and improved in recent years, with DOUBLE TIER REAR EXTENSION + TOP FLOOR CONVERSION. Now provides family sized 5 BEDROOMED accommodation, over 3 FLOORS, with OPEN PLAN living to the ground floor. Must be viewed.

Guide Price £495,000

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GROUND FLOOR

HALL Porcelain tiled flooring.

DOWNSTAIRS W.C. Modern suite, with tiled walls and flooring. Heated towel rail.

LOUNGE 23'11" (7.3) x 10'6" (3.2) approx` open to Kitchen

Wood effect flooring. Access to:-

DINING KITCHEN 24'11" (7.6) x 11'8" (3.56) approx` open plan

Impressive fitted Kitchen, with range of high gloss units. Granite worktops. Feature island unit. Range cooker, integrated fridge freezer, dishwasher and wine fridge.

UTILITY ROOM Plumbed for washing machine.

SITTING ROOM 16'2" x 8'2" (4.93m x 2.5m)

1ST FLOOR

MASTER BEDROOM 14'5" x 13'7" (4.4m x 4.14m)

Double room with sliding doors leading to built in wardrobes.

EN-SUITE SHOWER ROOM/W.C. White suite with shower cubicle. Heated towel rail. Tiled walls and flooring.

BEDROOM 2 14'1" x 12'10" (4.3m x 3.9m)

BEDROOM 3 14'1" x 12'7" (4.3m x 3.84m)

FAMILY BATHROOM/W.C. 3 piece suite. Heated towel rail. Tiled walls and flooring.

TOP FLOOR

BEDROOM 4 16'2" x 14'1" (4.93m x 4.3m)

Double room with built in wardrobes to 2 walls.

BEDROOM 5 13'1" x 10'3" (4m x 3.12m)

Double room with built in wardrobes and under eaves storage.

SHOWER ROOM/W.C. 3 piece suite.

OUTSIDE Driveway offering ample parking. To the rear, pleasant enclosed garden to the rear with feature seating area.

COUNCIL TAX BAND D

TENURE Freehold

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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