



## 37 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BH

4 BEDROOMED HOME ON A CORNER PLOT

Lovely SEMI-DETACHED, situated in this ever popular location & occupying an enviable CORNER PLOT with potential for extension (subject to relevant planning permission). Further benefits include uPVC DG Garage & Driveway. Ideally located close to both Birkenshaw & East Bierley Primary Schools and BBG Academy.

The accommodation comprises; Porch, Entrance Hall, Lounge, Dining Kitchen, 4 Bedrooms and Bathroom.

**Asking Price £267,000**



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## FRONT PORCH

## ENTRANCE HALL

### LOUNGE 14'4" (4.37) into square bay x 14' (4.27) into alcove.

Wood burner fire built into chimney breast on stone hearth. Feature bespoke display cabinet into chimney breast.

### DINING KITCHEN 16'3" x 9' (4.95m x 2.74m)

Lovely modern fitted kitchen with a range of units, worktops and sink unit. Built in double oven and ceramic hob. uPVC door leading to the garden.

## LANDING

### DORMER BEDROOM 1 10'9" (3.28) x 8'4" (2.54) + sloping ceiling

Fitted wardrobe.

### BEDROOM 2 10'8" x 10'7" (3.25m x 3.23m)

Built in wardrobe.

### BEDROOM 3 10'8" x 7'2" (3.25m x 2.18m)

### BEDROOM 4 6'7" x 6'4" (2m x 1.93m)

**BATHROOM/W.C.** White bathroom suite with separate corner shower cubicle and 'Jacuzzi' bath. Part tiled walls. Heated towel rail.

**OUTSIDE** Occupying an enviable corner plot position with gardens to 3 sides. Offers vast potential for extension to the side (subject to relevant planning permissions). Block paved double driveway leading to the GARAGE (power and light)

**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.







Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

**37 Moorlands Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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