



52 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE

Impressive Semi Detached, situated in this ever popular part of Birkenshaw. Lovely plot position that backs onto BBG ACADEMY, overlooking the playing fields. Providing 3 Bedrooms, with lovely open plan Kitchen/Diner, open to the Conservatory. Viewing is essential.

The accommodation comprises: Hallway, Lounge, Open Plan Kitchen/Diner, Conservatory, 3 Bedrooms, Bathroom.

Offers Over £280,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

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

 RWEstateAgents  @robertwatts_

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

52 Kingsley Drive, Birkenshaw, Bradford, BD11 2NE

ENTRANCE PORCH Tiled flooring.

HALLWAY Feature radiator.

LOUNGE 11'1" x 10'4" (3.38m x 3.15m)

Feature radiator.

OPEN PLAN KITCHEN/DINER 17'6" x 14'6" max (5.33m x 4.42m max)

Lovely, open plan Kitchen/Diner with a well equipped range of base and wall units, worktops, breakfast bar and sink unit. Range cooker with extractor fan.

SUN ROOM/CONSERVATORY 11'1" (3.38) x 11' (3.35) approx.

Open to the Kitchen/Diner. uPVC French doors leading to the garden.

LANDING Access to part boarded LOFT via pull down loft ladder.

BEDROOM 1 14'6" x 9'9" (4.42m x 2.97m)

Feature radiator.

BEDROOM 2 12'3" x 9'9" (3.73m x 2.97m)

Open aspect views over playing fields. Feature radiator.

BEDROOM 3 7'3" x 7' (2.2m x 2.13m)

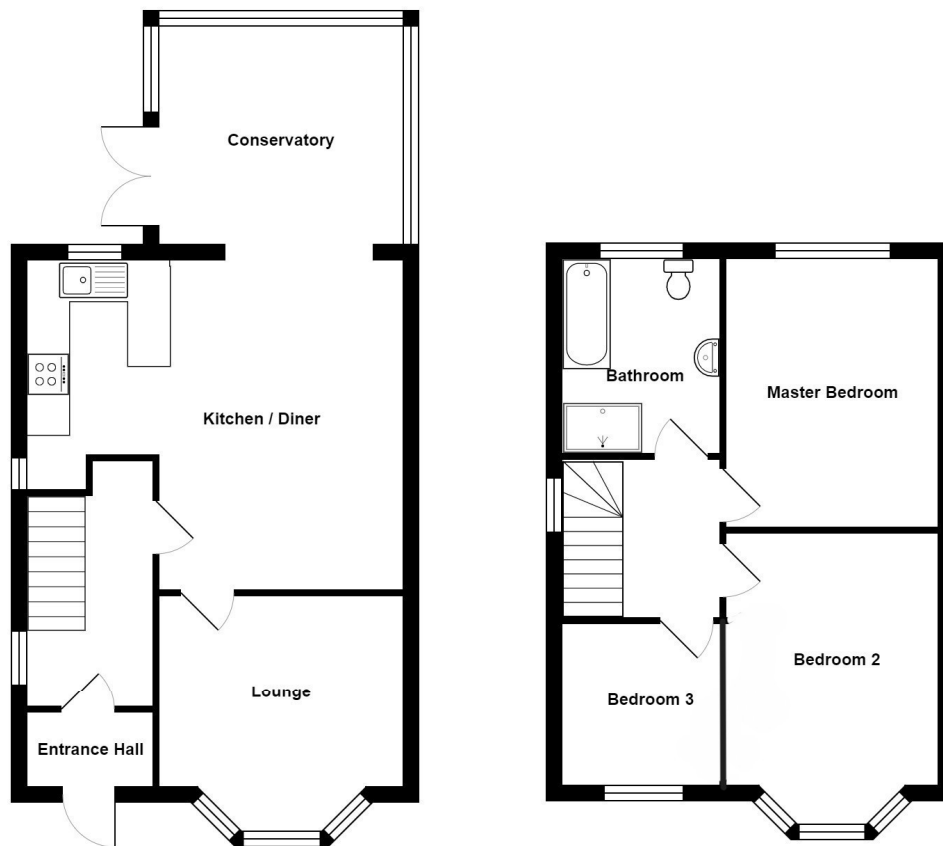
BATHROOM/W.C 8'9" x 7'3" (2.67m x 2.2m)

Impressive, white bathroom suite with oversize walk in show. Vanity sink unit. Tiled flooring. Heated towel rail.

OUTSIDE Garden to the front. Driveway to the side leading to GARAGE. Pleasant, south facing garden to the rear overlooking BBG playing fields, decking terrace.


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.








Total Area: 95.8 m² ... 1031 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

 01274 689589
  birkenshaw@robertwatts.co.uk
 robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark