



60 Heathfield Lane, Birkenshaw, Bradford, BD11 2DP

GUIDE PRICE £299,995-£305,000: Forming part of the ever popular "Heathfield" development is this modern Semi Detached. Sensibly priced to encourage a sale, comprises 3 double bedrooms, with accommodation over 3 floors. Perfect family home, with Kitchen/Family Room on the ground floor.

Ideally located within walking distance to Birkenshaw Village and all of its shops and amenities and within catchment area for the renowned BBG Academy. A detailed viewing is simply essential to fully appreciate.

Guide Price £299,995 - £305,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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

60 Heathfield Lane, Birkenshaw, Bradford, BD11 2DP

GROUND FLOOR

HALLWAY

DOWNSTAIRS WC

KITCHEN/FAMILY ROOM 23'6" x 13'6" max (7.16m x 4.11m max)

Great sized open plan Kitchen/Family room, with uPVC French doors leading out to the garden. Fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Electric double oven, gas hob with a chimney style extractor over and an integrated fridge/freezer and dishwasher.

OFFICE/STUDY 7'8" x 6'2" (2.34m x 1.88m)

FIRST FLOOR

LOUNGE 13'6" x 10'8" (4.11m x 3.25m)

MASTER BEDROOM 13'6" (4.11) x 10'5" (3.18) narrowing to 7'8" (2.34)

EN SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle. Heated towel rail.

TOP FLOOR

BEDROOM 2 13'5" x 12'2" max (4.1m x 3.7m max)

Double bedroom

BEDROOM 3 13'6" x 11'5" (4.11m x 3.48m)

Double bedroom with twin velux roof lights.

HOUSE BATHROOM White bathroom suite with shower over the bath. 1/2 tiled walls. Heated towel rail.

OUTSIDE Please note there is not a garage with the house. The garage at the side belongs to next door. At the front of the property there is a driveway providing private parking for two cars and an electric vehicle charging point. To the rear there is an enclosed south facing garden with a stone paved patio area and artificial lawn.

TENURE Freehold

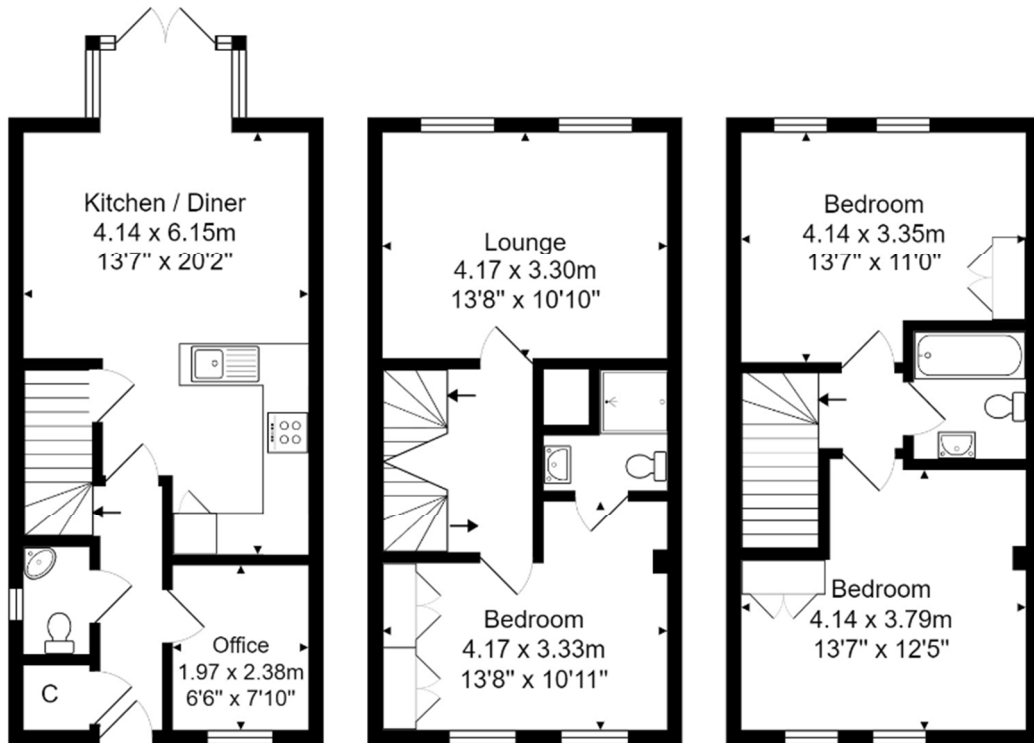
COUNCIL TAX BAND Kirklees Council

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		95
(81-91) B	85	
(69-80) C		
(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	

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

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

arla | [propertymark](https://www.propertymark.co.uk) naea | [propertymark](https://www.propertymark.co.uk)