



1 Heathfield Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2DP

LOVELY FAMILY HOME.

A great opportunity arisen to buy this beautiful modern Detached that forms part of the ever popular Heathfield Farm development. The house provides 4 Bedrooms and one of the real stand out features is the good sized Kitchen/Family Room. Outside is an enclosed back garden, ideal for families to play and entertain. Not to be missed.

The accommodation comprises: Hallway, Lounge, Kitchen/Family Room, Utility, 4 Bedrooms, En Suite & Bathroom

Asking Price £440,000

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

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

 RWEstateAgents  @robertwatts_

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ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 21' x 11'5" (6.4m x 3.48m)

KITCHEN/FAMILY ROOM 20'7" x 15'3" (6.27m x 4.65m)

A real "stand out" feature of the house is this great sized kitchen/family room, backing onto the garden with French doors leading out. Incorporates a well equipped range of units, along with breakfast bar, worktops and sink unit. Built in double oven, hob and extractor.

UTILITY ROOM

LANDING

MASTER BEDROOM 11'7" (3.53) x 9'6" (2.9) + recess

Dual aspect master bedroom with fitted wardrobes.

EN SUITE White suite with a corner shower cubicle

BEDROOM 2 12' x 10'2" (3.66m x 3.1m)

BEDROOM 3 11'9" x 8'6" (3.58m x 2.6m)

BEDROOM 4 8'4" x 7'11" (2.54m x 2.41m)

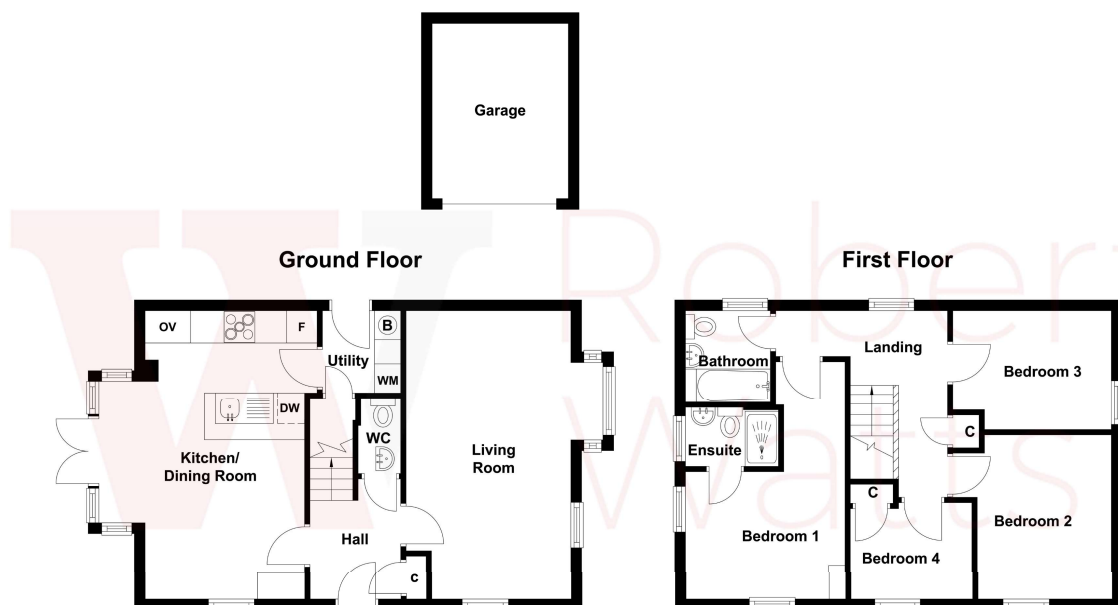
HOUSE BATHROOM White bathroom suite with shower over the bath.

OUTSIDE The house has a pleasant enclosed back garden, making it an ideal place for families to enjoy the outdoor space. Driveway to the side, with a garage.

AML 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.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		