



14 Moorland Drive, Birkenshaw, Bradford, BD11 2BU

EXTENDED: Impressive **EXTENDED SEMI DETACHED** that provides **FAMILY SIZED** living accommodation. Situated on this sought after **CUL DE SAC**, the house has been **MUCH IMPROVED** by the present sellers. With **4 BEDROOMS** and a superb **FAMILY ROOM/KITCHEN**, **UTILITY ROOM** and **DOWNSTAIRS WET ROOM/WC**. Outside there is lovely **LARGER THAN AVERAGE GARDEN**. Houses of this type are **RARE TO THE MARKET** and so early viewing is essential.

The accommodation comprises: Hallway, Lounge, Kitchen, Family Room, Utility Room, Wet room/WC, 4 Bedrooms & Bathroom.

Asking Price £340,000

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FRONT PORCH

HALLWAY

SHOWER ROOM/WET ROOM/W.C. 7'9" x 5'6" (2.36m x 1.68m)

Wet room having fully tiled walls and flooring.

LOUNGE 11'7" x 11'1" max (3.53m x 3.38m max)

FAMILY ROOM 23'2" (7.06) x 8'1" (2.46) approx. open to the Kitchen

Great sized room with uPVC French doors leading to the garden. Twin Velux Roof Lights.

BREAKFAST KITCHEN 13'5" (4.1) x 12' (3.66) approx. open to the Family Room

Impressive fitted kitchen with a well equipped range of base and wall units, granite work tops and breakfast bar/central island with sink unit. Built in double oven, separate ceramic hob. Built in cloaks cupboard.

LANDING

DOUBLE BEDROOM 1 12'9" x 10'4" (3.89m x 3.15m)

Built in wardrobes.

DOUBLE BEDROOM 2 12'8" x 8'5" (3.86m x 2.57m)

Fitted sliding wardrobes.

TOP FLOOR BEDROOM 3 11'2" x 8'5" (3.4m x 2.57m)

Loft conversion with Twin Velux Roof Lights.

BEDROOM 4 7' x 6'8" (2.13m x 2.03m)

BATHROOM/W.C Modern white bathroom suite with shower over the bath. Fitted Vanity sink unit. Tiled walls. Heated towel rail.

TOP FLOOR Storage to eaves.

OUTSIDE Occupies a cul de sac location. Driveway and garden to the front. At the back, lovely larger than average enclosed family sized garden.

TENURE Freehold

COUNCIL TAX BAND D - Kirklees

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		79
(55-68) D	57	
(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	