



122 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BP

Impressive Link Detached Bungalow, that has never come to the market before and has had same owner since was built in 1983. Set back away from Moorlands Road, the bungalow occupies a super plot position, with beautiful, well kept gardens. Bungalows of this style and type, along with garden of this size and rare to the market and so early viewing is essential. NOT TO BE MISSED.

Asking Price £335,000

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](#)

122 Moorlands Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BP

ENTRANCE PORCH Built in cloaks room.

LOUNGE 13'8" x 12'9" (4.17m x 3.89m)

Dual aspect Lounge overlooking the garden.

DINING ROOM 12'7" x 9'8" (3.84m x 2.95m)

uPVC French doors leading to:-

CONSERVATORY 15'2" (4.62) x 8'7" (2.62) approx.

Backs onto the garden.

KITCHEN 10'1" x 8'6" (3.07m x 2.6m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, hob and extractor fan. Integrated fridge and freezer.

BEDROOM 1 14'1" (4.3) x 9'9" (2.97) + wardrobes

Extended Master Bedroom with fitted wardrobes to 2 walls.

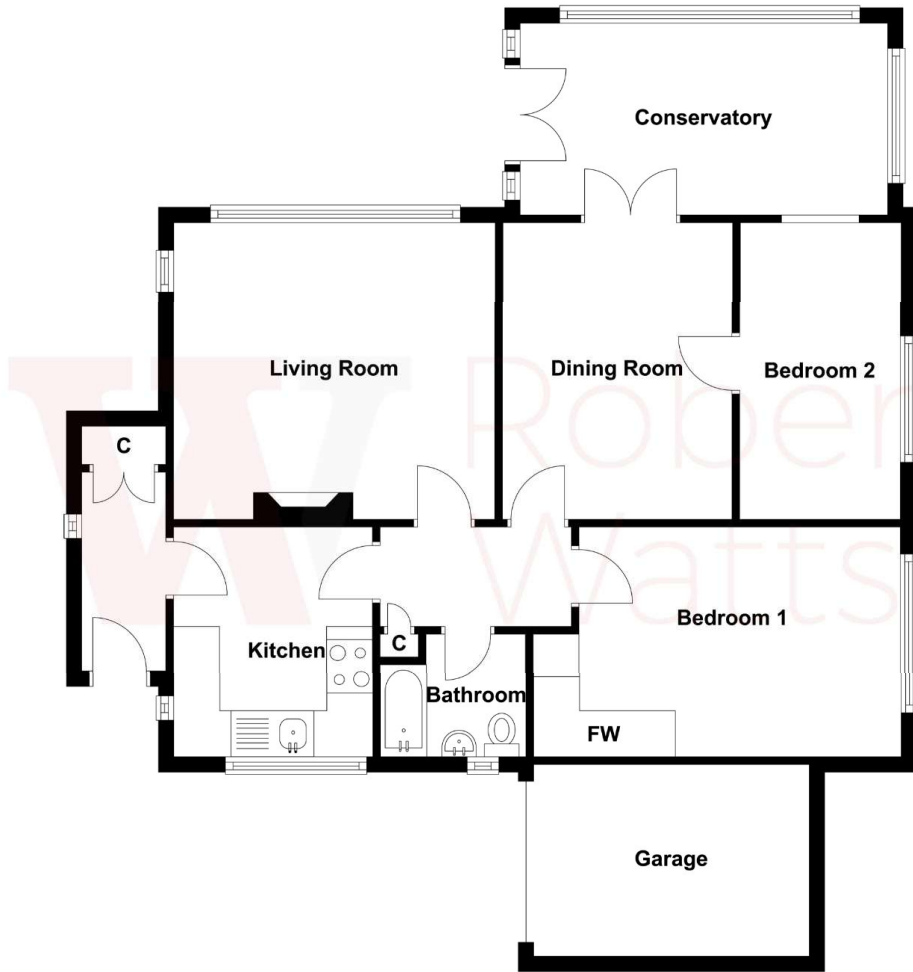
BEDROOM 2 12'8" x 7'1" (3.86m x 2.16m)

BATHROOM/W.C. 3 piece bathroom suite with built in W.C. and Vanity sink unit. Tiled walls.

OUTSIDE Set back, away from the main Moorlands Road, with a shared access with only one other bungalow. Leading to own driveway and attached garage. The bungalow occupies a good sized plot, with a beautiful and well cared for established garden. There is a further garage at the end of the garden, but this is for storage only and not used for vehicular access.

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		81
(69-80) C		
(55-68) D	62	
(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](#)
[naea | propertymark](#)