



3 Holden View, Birkenshaw, Bradford, BD11 2PJ

FAST TRACK LEGAL PACK- QUICKER COMPLETION: Ask for further information.

Immaculately presented Modern Semi Detached, forming part of this popular development, built in December 2018, and therefore benefitting from 5 remaining years of it's NHBC guarantee. The gorgeous 4 Bedroomed property offers accommodation over 3 floors, with the stand out feature being the impressive master bedroom that covers the whole of the top 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 £299,500 - £310,000

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FAST TRACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360.00 including VAT, on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE/DINING ROOM 19'6" x 14'8" (5.94m x 4.47m)

Great sized 19 foot lounge/dining room that backs onto the rear garden. uPVC French doors lead out to the patio area. The large space offers multiple potential layouts, with plenty of space for two large sofas and a dining table. Useful understairs storage cupboard, with a condenser tumble dryer.

KITCHEN 12'2" x 8' (3.7m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit, offering plentiful storage. Built in double oven, six burner hob and extractor fan. Built in washing machine, dishwasher and fridge freezer. Space for a breakfast bar/table.

FIRST FLOOR

LANDING

DOUBLE BEDROOM 2 14'2" x 8'2" (4.32m x 2.5m)

Large double bedrooms, with ideal space for fitted wardrobes, and plenty of space for a double bed and a desk.

DOUBLE BEDROOM 3 12'4" x 8'3" (3.76m x 2.51m)

Large double bedrooms, with ideal space for fitted wardrobes, and plenty of space for a double bed and a desk.

BEDROOM 4 9' x 6'4" (2.74m x 1.93m)

Good sized single bedroom. Ideal for a dedicated study, or children's bedroom.

HOUSE BATHROOM Modern white bathroom suite, includes a fitted modern shower screen and shower over the bath.

TOP FLOOR

MASTER BEDROOM 18'8" x 11'2" max (5.7m x 3.4m max)

The impressive and bright master suite occupies the whole of the top floor. Double velux windows flood the room with natural light. Benefits from having spacious fitted wardrobes in the large dressing area. Plenty of room for a sitting area and dressing table. Includes a modern ensuite shower with wash basin and WC. There is access to the boarded loft via this room with a fitted ladder.

ENSUITE SHOWER ROOM/WC White suite, corner shower cubicle. Heated towel rail.

OUTSIDE The property benefits from a spacious detached garage, including an electric door with space for a car along with useful storage and shelves. The garage is behind the property, offering more security for vehicles, and space for additional vehicles. The garage has electric, lights, and a car charger. The rear garden can be accessed through a key operated gate at the exit of the garage.

Pleasant enclosed garden to the rear with an extended patio terrace, and outside tap. Paved and planted area to the front, and an additional side gate providing easy access to the garden from the side of the house

COUNCIL TAX BAND Band D

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		94
(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	

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