



23 Turnpike Close, Birkenshaw, Bradford, BD11 2LW
Asking Price: £525,000

**23 Turnpike Close, Birkenshaw,
Bradford, BD11 2LW**

EXTENDED: Early viewing is essential on this immaculately presented Modern Detached, forming part of this sought after cul de sac development. The house has been greatly improved and enhanced by the present sellers with an impressive extended Kitchen and Sitting Room/Reception Room, plus a downstairs Office. Provides family sized 4 Bedroomed accommodation.



Hallway Useful understairs storage cupboard. Karndean flooring. French doors leading to the Kitchen.

Downstairs W.C.

Lounge 15'9" x 10'2" (4.8m x 3.1m)
Feature fireplace with fire.

Dining Kitchen 21'7" x 16'5" (6.58m x 5m)
Impressive, extended, Kitchen with a well equipped range of high gloss wall and base units, feature central island breakfast bar. Corian worktops and sink unit. 2 built in ovens along with separate 5 ring

hob. Integrated fridge & freezer. Karndean Flooring. uPVC French doors leading to garden.

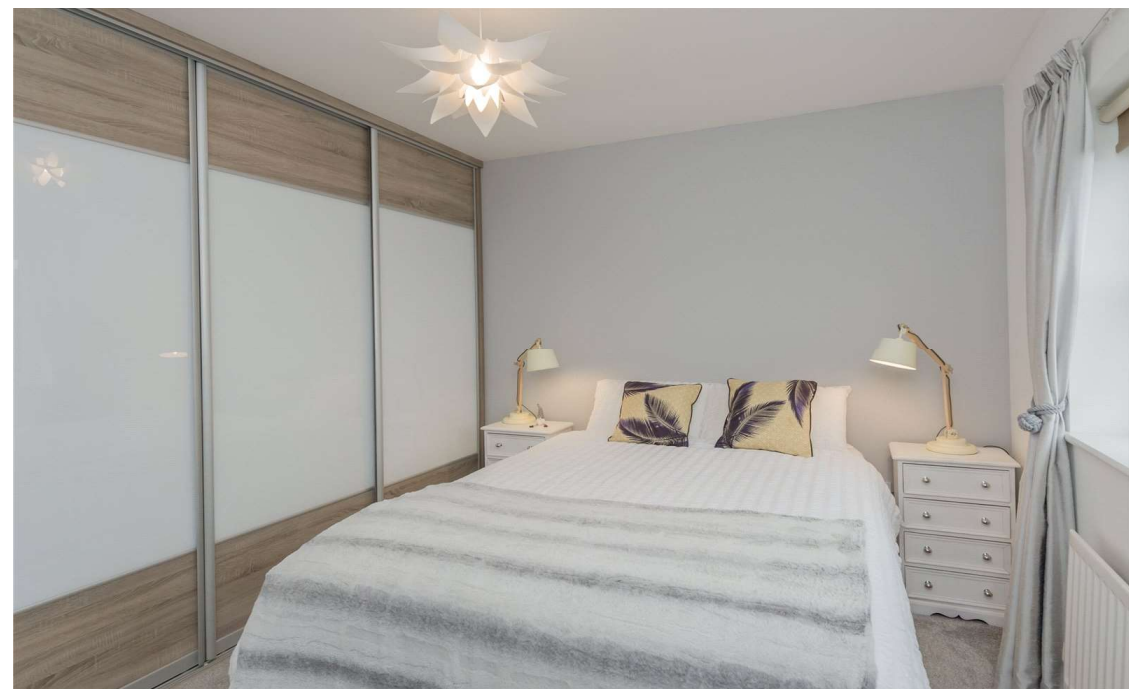
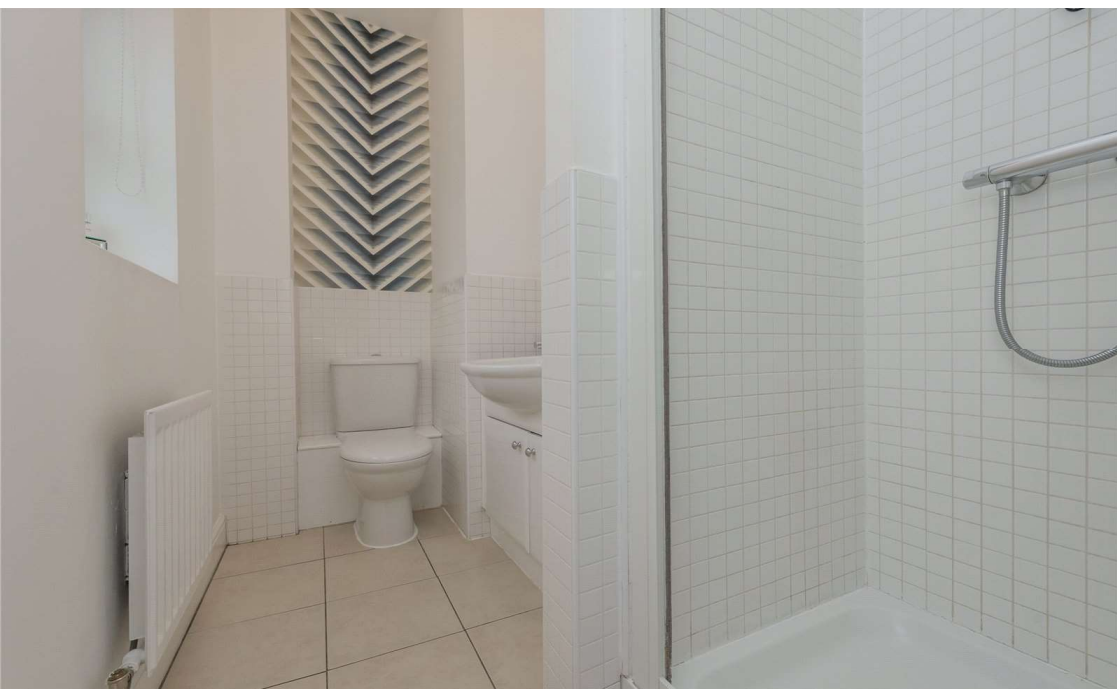
Sitting Room/Reception Room 16'6" x 9'2" (5.03m x 2.8m)
Lovely, extended, light and airy room with 2 roof lights. Sliding patio doors leading to the garden.

Office/Study 6'6" x 4'9" (1.98m x 1.45m)

Landing







**Master Bedroom 13'4" (4.06) x 12'7" (3.84) into square bay window
Built in wardrobes.**

**En-Suite Shower Room/W.C. 7'8" x 4'4" (2.34m x 1.32m)
White suite with corner shower cubicle. Part tiled walls and tiled flooring.**

**Double Bedroom 2 11'2" x 9'7" (3.4m x 2.92m)
Full length and height fitted sliding wardrobes.**

**Double Bedroom 3 14'7" (4.45) x 12'7" (3.84) max into box window.
Built in wardrobe.**

Double Bedroom 4 10'1" x 9'1" (3.07m x 2.77m)

**Bathroom/W.C. 9'8" x 5'8" max (2.95m x 1.73m max)
White bathroom suite with corner shower cubicle.
1/2 tiled walls.**

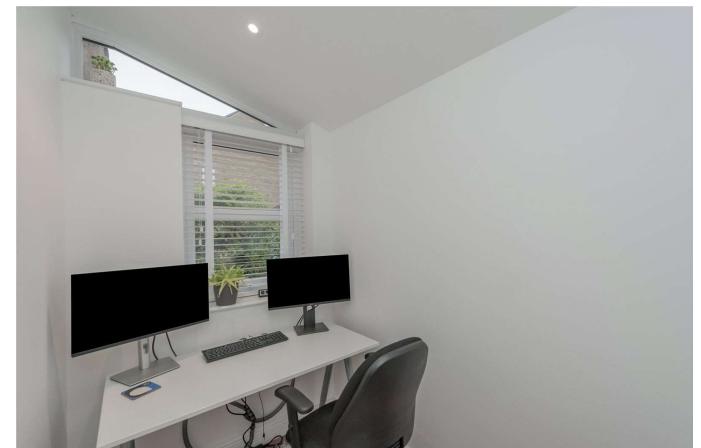
**Outside Occupying a cul de sac position with driveway and garden to the front. Attached Garage.
At the back, pleasant, well kept and enclosed garden.**

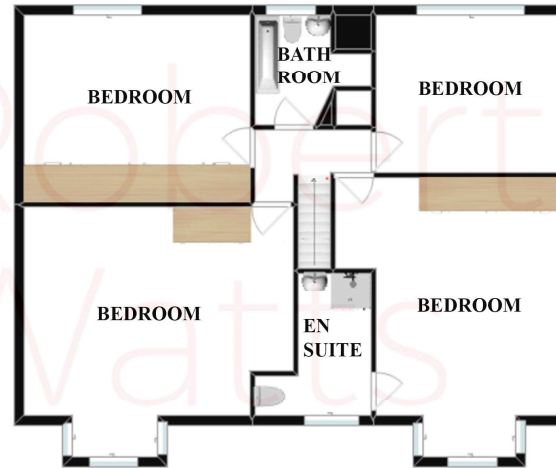
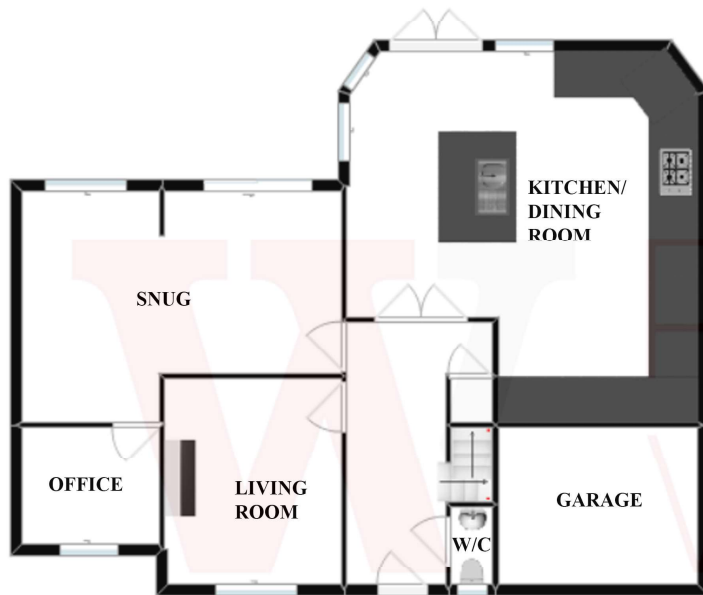
Tenure Freehold

Council Tax Band E - Kirklees

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

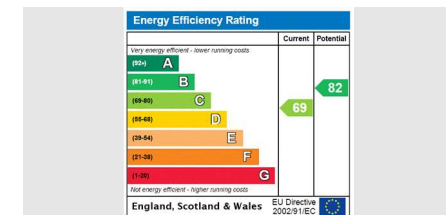




AGENTS NOTES:

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.



Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf - 1-3 Carr House Road, Shelf, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

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