



49 Southcroft Avenue, Birkenshaw, Bradford, BD11 2DD

Do not miss out on this immaculately presented Detached, that provides 4 Bedroomed accommodation. Provides an ideal good sized family home with quality fixture and fittings throughout, benefitting from gas central heating system and double glazing. The house is situated in a position at the head of the cul de sac and occupies a lovely plot with good parking and detached double garage. To the back there is a beautiful, larger than average well established garden. Located within a very short walk to Birkenshaw Primary School and in catchment for BBG Academy, and within easy reach of motorway network. NOT TO BE MISSED.

Offers in the region of £465,000

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HALLWAY Composite uPVC door. Amtico flooring. Recessed downlights.

DOWNSTAIRS W.C. Fitted with a 2 piece white suite comprising WC and hand washbasin.

LOUNGE 18'5" x 10'8" (5.61m x 3.25m)

Attractive feature fireplace with gas fire. French doors leading to;-

CONSERVATORY 22' x 14'3" max (6.7m x 4.34m max)

Super sized Conservatory in uPVC and overlooking the garden. Amtico flooring. Fully heated for use throughout the year. uPVC French doors and further single door leading to garden.

BREAKFAST KITCHEN Well equipped kitchen with a range of modern base and wall units, granite worktops. Built in double oven 'Neff' oven and hob with extractor. Recessed downlights and underlights. Integrated 'Bosch' dishwasher. Amtico flooring.

UTILTY ROOM Matching units with granite worktops. Amtico flooring. Recessed downlights and underlights. Door leading to the Conservatory.

DINING ROOM 10'2" x 10'2" max (3.1m x 3.1m max)

Feature bay window.

LANDING Airing cupboard. Access to the Loft.

MASTER BEDROOM 11'11" x 10'5" max (3.63m x 3.18m max)

Fitted wardrobes to 2 walls. Recessed downlights.

EN-SUITE WET ROOM Quality fittings and modern suite. Heated towel rail. Fully tiled walls and flooring. Recessed downlights.

DOUBLE BEDROOM 2 10'8" x 9'6" (3.25m x 2.9m)

Built in cupboard.

DOUBLE BEDROOM 3 11'5" x 7'5" (3.48m x 2.26m)

BEDROOM 4 8'9" x 6'5" (2.67m x 1.96m)

Currently being used as an office.

HOUSE BATHROOM Modern white bathroom suite with quality fittings. Shower attachment to the bath. Fully tiled walls and flooring. Heated towel rail. Recessed downlights.

OUTSIDE Occupying a position at the head of the cul-de-sac. Driveway providing ample parking. DETACHED DOUBLE GARAGE.

At the back there is a beautiful and lovely, larger than average established garden. offers privacy and perfect for families to sit out and enjoy. There is a further part of land to the side that offers potential for extension (subject to planning permission).

TENURE Freehold

COUNCIL TAX BAND E - 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.



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	71	
(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	