



3 West View, Birkenshaw, Bradford, West Yorkshire, BD11 2HN

Do not miss out on this beautiful VICTORIAN TERRACE, that provides family sized accommodation. Immaculately presented, with FOUR DOUBLE BEDROOMED, the property retains many period features, yet offers modern fixture and fittings. Situated in this quiet, tucked away location, with LOVELY GARDEN.

Conveniently placed within walking distance of the highly regarded BBG ACADEMY, close to bus routes, amenities and just minutes from junction 26 and 27 of the M62 motorway network making it ideal for commuters.

The accommodation comprises: Entrance hall, lounge, dining room, kitchen, basement, conservatory, four bedrooms & bathroom.

Asking Price £355,000

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GROUND FLOOR

HALLWAY

LOUNGE 14'1" x 13'4" max (4.3m x 4.06m max)

Feature stone fireplace with a wood burning stove, ceiling rose and feature coving. 2 vertical radiators. Open to the dining room.

DINING ROOM 15'1" x 14'4" (4.6m x 4.37m)

Featuring a brick fireplace with an open flame gas fire, picture rail. Stripped wooden flooring. Double doors to Conservatory.

CONSERVATORY 10' x 9'1" (3.05m x 2.77m)

Currently used as a utility room/2nd kitchen. With work surface space with an inset sink, splash back tiling and plumbing for a washing machine. Built in microwave. Tiled floor and French doors lead out to the rear garden.

KITCHEN 10'6" x 7'6" (3.2m x 2.29m)

Well equipped kitchen, with a range of wall and base units. Built in oven and an induction hob. Integrated dishwasher. Splashback tiled walls.

BASEMENT CELLAR The basement offers great potential to fully convert and utilize the space for another room/office etc. (subject to the relevant consents.)

FIRST FLOOR

DOUBLE BEDROOM 2 15' x 10' (4.57m x 3.05m)

Fitted wardrobes to chimney breast.

DOUBLE BEDROOM 3 14'2" x 9' max (4.32m x 2.74m max)

Built in wardrobes and cupboard.

BEDROOM 3 11'1" x 8'6" (3.38m x 2.6m)

BATHROOM 10' x 7'3" (3.05m x 2.2m)

Impressive bathroom suite comprises separate "walk in shower cubicle. Part tiled walls, heated towel radiator.

TOP FLOOR

BEDROOM 1 17'6" x 15'3" max (5.33m x 4.65m max)

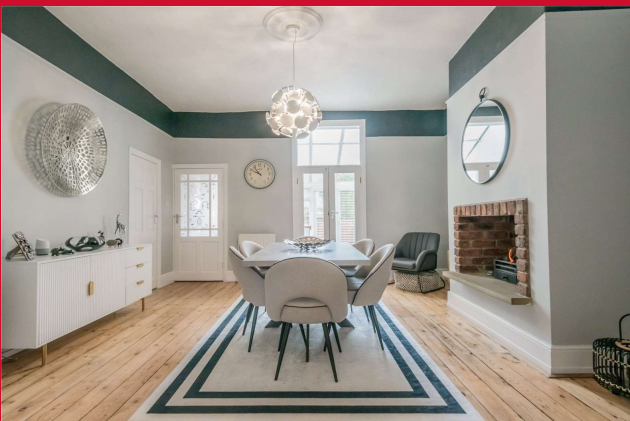
Overall top floor bedroom with Velux roof light. Useful storage into the eaves.

OUTSIDE Occupying a good sized overall plot, with lovely garden. Includes a stone paved patio area with a large selection of mature trees and shrubs bordering its edges. At the front there is off street parking and a paved patio area.

TENURE Freehold

COUNCIL TAX BAND B - 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		78
(55-68) D		
(39-54) E	51	
(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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