



24 Oakroyd View, Birkenshaw, Bradford, West Yorkshire, BD11 2DW
Asking Price: £550,000

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Bradford, West Yorkshire, BD11
2DW

Signature Homes by Robert Watts offer for sale this lovely MODERN DETACHED, that forms part of an exclusive cul de sac development. One of the standout features is the good sized Kitchen/Family Room, complimented with quality range of appliances. Would make a perfect family home with 4 double bedrooms, along with 2 en suites.

Within a short walk to all shops and amenities in Birkenshaw Village and in the catchment area for BBG Academy and Birkenshaw Primary School. NOT TO BE MISSED.



Hallway Underfloor heating with Karndean flooring.

Downstairs W.C. 1/2 tiled walls.

Lounge 16'8" x 11'3" (5.08m x 3.43m)
Bespoke window shutters. Underfloor heating.

Kitchen/Family Room 18'5" x 18'5" (5.61m x 5.61m)
Impressive, good sized room complimented with a quality range of base and wall units. 2 built in Siemens ovens and ceramic hob, and warming drawer. Integrated fridge and freezer, and dishwasher. Central island. Granite worktops. Bi-Folding sliding doors. Underfloor heating.

Utility Room 13'3" x 10'1" (4.04m x 3.07m)
With base unit and sink.

Landing Built in storage cupboard.

Double Bedroom 1 13'3" x 10'9" (4.04m x 3.28m)
Full height and width fitted sliding wardrobes.

En-Suite Shower Room/W.C Wet Room En-Suite with white suite. Corner shower cubicle. Heated towel rail. Porselanosa tiles.







Double Bedroom 2 13' x 11'7" (3.96m x 3.53m)

En-Suite Shower Room/W.C. Wet Room En-Suite with white suite. Porselanosa tiles.

Double Bedroom 3 10'8" x 10'1" (3.25m x 3.07m)

Double Bedroom 4 10'8" x 10'1" (3.25m x 3.07m)

Family Bathroom/W.C. White suite with Vanity sink unit. Separate shower cubicle. 1/2 tiled Porselanosa walls and flooring. Heated towel rail.

Outside Garden to the front with twin driveway leading to INTEGRAL GARAGE. Please note the garage has been split and partitioned to create the utility room. Lovely landscaped garden to the rear.

Tenure Freehold

Council Tax Band F - Kirklees

Mortgages We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

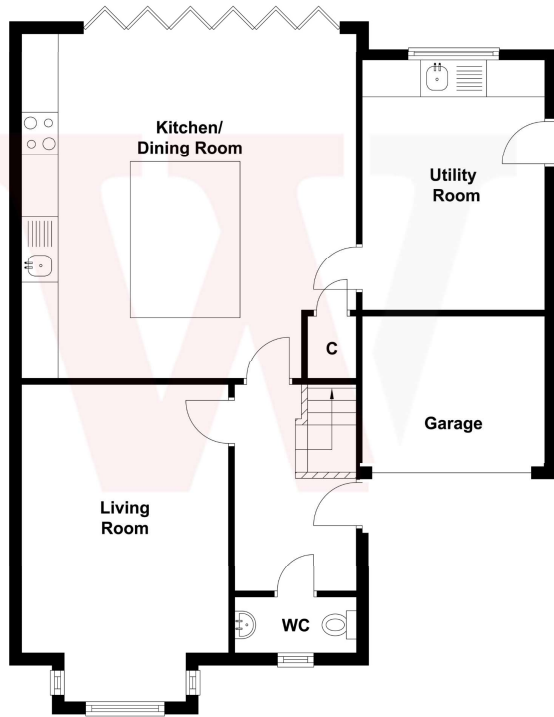
Your home may be repossessed if you do not keep up repayments on your mortgage.

IMPORTANT NOTICE

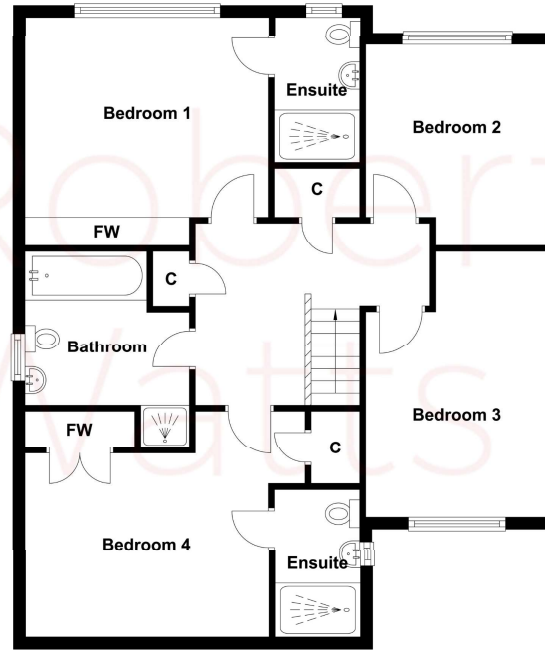
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.



Ground Floor



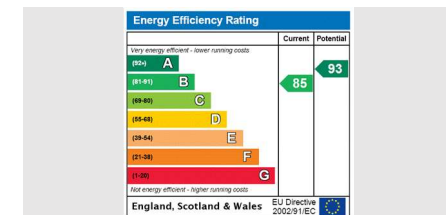
First Floor



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.



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