



9 Ghyllroyd Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2ET

Really well presented Semi Detached that occupies a super corner plot with gardens to 3 sides. Provides 3 Bedrooms and would make an ideal family home that is a short walk to BBG Academy. The house has been much improved in recent years and has a super open plan 20 foot Kitchen/Family Room. Outside there is bespoke Garden Room that is ideal for outdoor use or for an office etc.

The accommodation comprises: Porch, Hall, Lounge, Kitchen/Family Room. 3 Bedrooms & Bathroom.

Asking Price £279,950

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ENTRANCE PORCH Tiled flooring.

HALL

LOUNGE 12'8" x 11'2" (3.86m x 3.4m)

Dual aspect room with glass style fireplace with electric fire. Background lighting into alcoves.

KITCHEN/FAMILY ROOM 20'7" x 14'2" (6.27m x 4.32m)

Impressive 20 foot open plan kitchen/family room with a really well equipped range of units to 3 walls, complimented with worktops and breakfast bar. Built in oven, ceramic hob and wine cooler. Integrated fridge and dishwasher. Vertical radiator. Bi-fold doors leading to the rear garden.

LANDING Access to part boarded loft

BEDROOM 1 12'8" x 9'1" Max (3.86m x 2.77m Max)

BEDROOM 2 11'6" x 7'4" (3.5m x 2.24m)

BEDROOM 3 8'4" x 6'9" Max (2.54m x 2.06m Max)

Built in cupboard

BATHROOM White bathroom suite with a shower over the bath. Tiled walls and flooring. Heated towel rail.

OUTSIDE Occupying a lovely corner plot, with lawned garden to the 3 sides, plus patio terrace. At the back is a super Garden Room (13'1" x 11'4") that can be used as a great outdoor space or for an office etc`.

COUNCIL TAX Band B

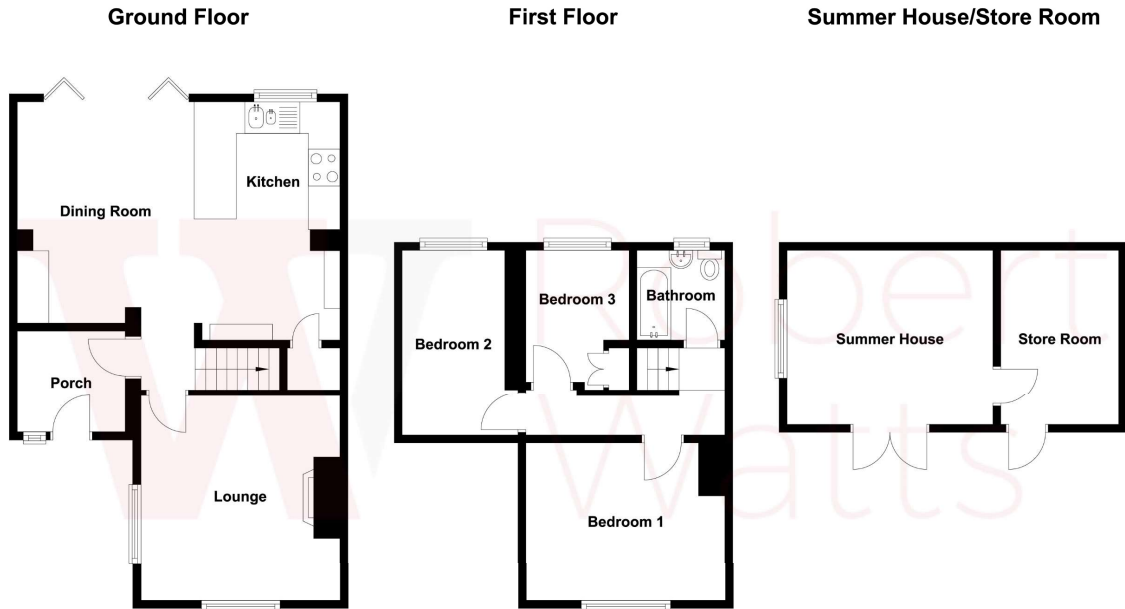
TENURE Freehold

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.

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		82
(69-80) C		
(55-68) D	66	
(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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