



Sunnyside, Bottoms Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2HL  
Asking Price: £550,000

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Birkenshaw, Bradford, West  
Yorkshire, BD11 2HL

FAMILY HOME + ANNEX:

Do not miss out this impressive PERIOD DETACHED that is sold with a separate 2 STOREY ANNEX. A great deal of time, money and effort has been spent by the present owners to create a delightful family home. Extended to the back, now provides 4 BEDROOMS, with 3 SITTING ROOMS. Outside, a good sized plot with lovely GARDENS and DOUBLE GARAGE.

Ideally situated within walking distance to BBG Academy.

The accommodation comprises: Entrance hall, dining kitchen, sitting room, lounge, ground floor shower room, four bedrooms and family bathroom.



**Entrance Hall** Built in cloaks cupboard. Tiled flooring,

**Dining Kitchen** 25'2" x 12'1" (7.67m x 3.68m)  
Fitted with a range of wall and base units with complementary butchers block work surfaces and an inset Belfast sink. Double electric oven, five ring gas hob with a chimney style extractor over, integrated fridge /freezer and an integrated under counter fridge. Plumbing for a dishwasher and washing machine, inset spotlights to the ceiling and oak flooring. In the dining area there is a feature inglenook fireplace.

**Family Room/Sitting Room** 17'9" x 11'9" (5.4m x 3.58m)

Featuring a brick built fireplace and beams to the ceiling.

**Inner Hall** Doors lead to the lounge and ground floor shower room. A staircase leads to the first floor landing.

**Lounge** 13'5" x 11'9" (4.1m x 3.58m)  
Bi-fold doors lead out to the rear garden.

**Ground Floor Shower Room** 7'8" x 5'1" (2.34m x 1.55m)







**First Floor Landing Doors lead to four double bedrooms and the family bathroom.**

**Master Bedroom 13'9" x 11'8" (4.2m x 3.56m)  
Built-in wardrobes.**

**En-suite w/c Fitted with a w/c and wash basin.**

**Bedroom 2 11'2" x 8'6" (3.4m x 2.6m)**

**Bedroom 3 11'8" x 8'5" (3.56m x 2.57m)  
Built-in wardrobes.**

**Bedroom 4 13'7" x 7'5" (4.14m x 2.26m)  
Built-in wardrobes.**

**Family Bathroom 10'7" x 7'1" (3.23m x 2.16m)  
Fitted with a four piece white suite which comprises of a corner shower cubicle, wash basin, W.C. and a double ended bath with a mixer shower tap. Tiled walls and flooring and a heated chrome towel radiator.**

**Exterior Externally a gated driveway provides private parking and leads to a double garage with additional storage at the rear. There is an outside W.C. and further useful outhouse storage room. There are lawned gardens with decked patio areas, mature trees and hedging and an outside tap. There is access from the side of the property via some steps down to the cellar.**

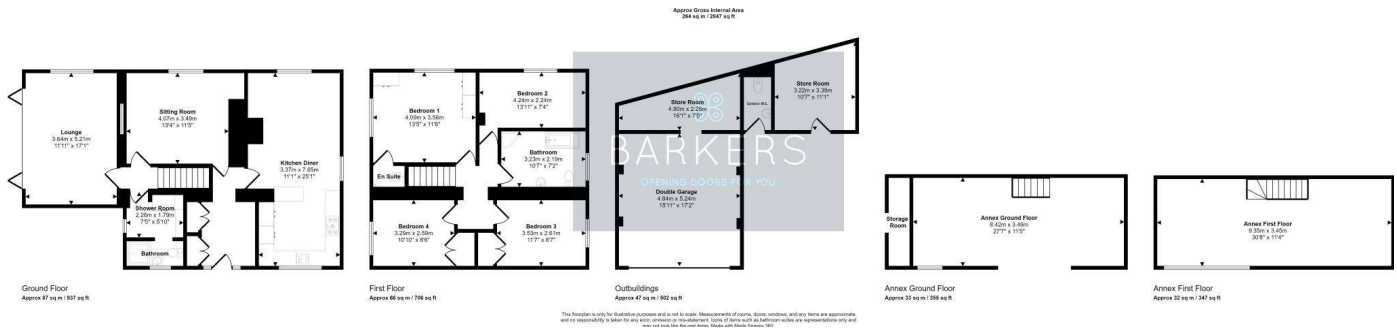
**Annex Detached two storey annex, with 2 large rooms to both ground and first floor and has added benefit of solar panels. Offers vast potential for a variety of uses: home offices, running a business from home etc. (subject to any change of use or consents).**

**Ground floor measures 27'7" x 11'5" and has a staircase leading to the first floor room which measures 30'8" x 11'4". There is a useful store room on the ground floor which houses the battery storage for the solar panels.**

**IMPORTANT NOTICE**

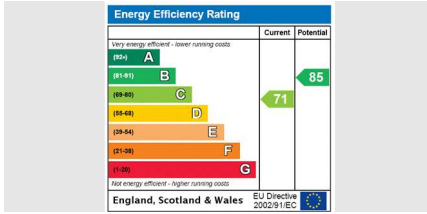
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**AGENTS NOTES:**  
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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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