



## **11 Moorland Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2BU**

Situated on this highly sought after cul de sac off Station Lane is this well appointed Semi Detached property. The house would make an ideal family home offering 3 bedrooms, being in walking distance of Birkenshaw First and Primary Schools and in the catchment for BBG Academy. In need of some updating which is reflected in the price. Available with NO CHAIN

**Guide Price £260,000**

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**HALLWAY** Understairs storage.

**LOUNGE 15'2" (4.62) x 11'9" (3.58) into bay window**

Feature fireplace with fire. Decorative coving to ceiling.

**DINING ROOM 13' x 11'9" (3.96m x 3.58m)**

**KITCHEN 9'9" x 5'2" (2.97m x 1.57m)**

Selection of Kitchen units, worktops and sink unit. Built in oven and hob.

**REAR PORCH**

**LANDING**

**BEDROOM 1 13'4" x 10'9" (4.06m x 3.28m)**

Fitted wardrobe.

**BEDROOM 2 12'3" x 10'5" max (3.73m x 3.18m max)**

**BEDROOM 3 7'6" (2.29) x 6'9" (2.06) + stairhead**

Built in cupboard.

**BATHROOM/W.C. 8' x 7'8" (2.44m x 2.34m)**

3 piece suite.

**OUTSIDE** Cul-de-sac position. Garden, driveway and GARAGE. Lovely, well stocked south facing garden.

**TENURE** Freehold

**COUNCIL TAX BAND** C - 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.

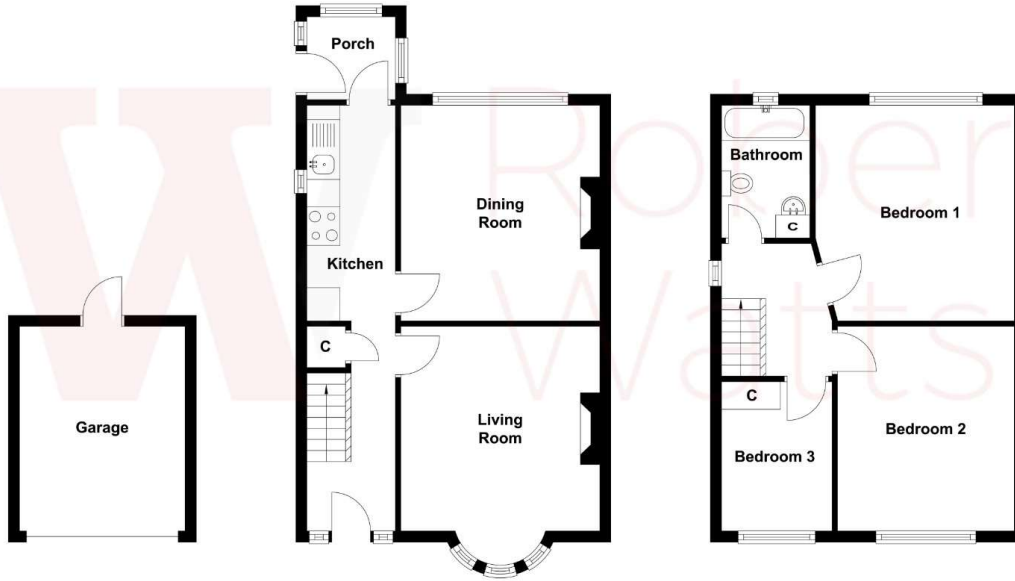
Your home may be repossessed if you do not keep up repayments on your mortgage.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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