



19 Turnpike Close, Birkenshaw, Bradford, West Yorkshire, BD11 2LW

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Beautifully presented DETACHED, forming part of this sought after development in Birkenshaw. Perfectly located next to BBG Academy. Providing 4 BEDROOMS, the house would make a perfect family home. With lovely gardens, garage and drive. NOT TO BE MISSED.

The accommodation comprises: Hall, WC, Lounge, Kitchen, 4 Bedrooms & Bathroom.

Offers Over £415,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

HALLWAY Composite door.

DOWNSTAIRS W.C. White Suite.

LOUNGE 15'9" x 12'9" (4.8m x 3.89m)

DINING KITCHEN 17'7" (5.36) x 11'9" (3.58) + recess

Lovely, well equipped modern kitchen with a range of high gloss base and wall units, worktops, breakfast bar and sink unit. Integrated dishwasher and fridge/freezer. Built in double oven, hob and extractor fan. Sliding patio doors leading to the garden.

LANDING

MASTER BEDROOM 10'7" (3.23) x 9'4" (2.84) into bow window

Built in double wardrobes.

EN-SUITE SHOWER ROOM/W.C Modern suite with fitted Vanity sink unit. Corner shower cubicle. Heated towel rail.

BEDROOM 2 8'3" x 8'2" (2.51m x 2.5m)

BEDROOM 3 11'1" x 8'8" (3.38m x 2.64m)

BEDROOM 4 12' x 6' (3.66m x 1.83m)

BATHROOM/W/C 8'4" x 6'7" (2.54m x 2m)

3 piece white bathroom suite. Tiled walls.

OUTSIDE Occupying a cul-de-sac position. Small garden to front. Driveway to side leading to GARAGE accessed via electric doors with EV charging point. Pleasant, enclosed garden to rear with paved patio terrace.

TENURE Freehold

COUNCIL TAX BAND D - Kirklees

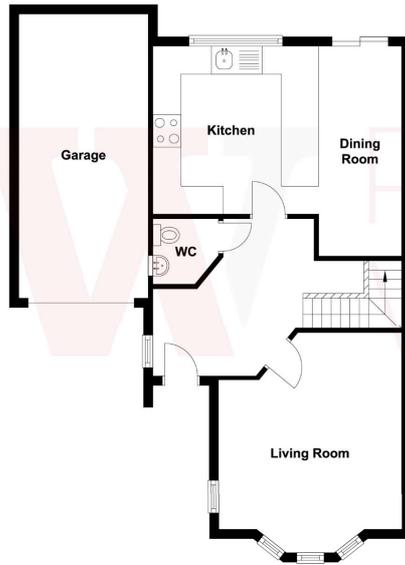
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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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