



4 Ridge Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2PR

4 BEDROOMS: Well presented Modern Semi Detached, forming part of this popular development, built in 2020. The family sized 4 Bedroomed property offers accommodation over 3 floors, with the stand out feature being the impressive master bedroom that covers the whole of the top floor. Ideally located within walking distance to Birkenshaw Village and all of its shops and amenities and within catchment area for the renowned BBG Academy. A detailed viewing is simply essential to fully appreciate.

Asking Price £340,000

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GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 19' x 15' (5.8m x 4.57m)

Great sized 19 foot lounge/dining room that backs onto the rear garden. uPVC French doors lead out to the patio area. Useful understairs storage cupboard.

KITCHEN 12' x 8' (3.66m x 2.44m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven, 5 ring hob and extractor.

FIRST FLOOR

BEDROOM 2 13' x 8' (3.96m x 2.44m)

BEDROOM 3 12' x 8' max (3.66m x 2.44m max)

BEDROOM 4 9'11" x 6' (3.02m x 1.83m)

BATHROOM/W.C. White bathroom suite with shower over the bath.

TOP FLOOR

MASTER BEDROOM 23' x 11' max (7m x 3.35m max)

The impressive and bright master suite occupies the whole of the top floor. Double Velux windows flood the room with natural light. Benefits from having spacious fitted wardrobes in the large dressing area. Plenty of room for a sitting area and dressing table.

EN-SUITE SHOWER ROOM/W.C Modern en-suite shower with wash basin and WC.

OUTSIDE Driveway and GARAGE at the front. Enclosed garden at the back.

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		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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