



37 Whitehall Road East, Birkenshaw, Bradford, West Yorkshire, BD11 2EQ

Do not miss out on this impressive FOUR BEDROOMED DETACHED, which provides family sized accommodation. Situated just off Whitehall Road and sharing a plot with only 1 other detached house. Within a short distance to Birkenshaw Village and walking distance for BBG Academy.

Comprises: Entrance hall, downstairs WC., kitchen, dining area, utility room, downstairs bedroom 4, three further first floor bedrooms and family bathroom.

Asking Price £449,000

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HALLWAY Oak flooring and a cloaks cupboard. Open staircase leads to the first floor.

KITCHEN 15' (4.57) x 14' (4.27) approx. open to Dining Room

Fully equipped kitchen, with range of units with Corian work surfaces and centre island/breakfast bar. Double electric oven, integrated dishwasher, five ring gas hob with double extractor over. Plumbed American style fridge/freezer. Integrated Siemens coffee machine, wine cooler. Archway leads to the spacious dining/sitting area. Under floor heating and spotlights. Door leads to;-

UTILITY ROOM 6'11" x 6' (2.1m x 1.83m)

Range of wall units and plumbing for an automatic washer and dryer. Part tiled walls and tiled floor.

DOWNSTAIRS W.C.

DINING ROOM 20' x 9' (6.1m x 2.74m)

Spacious Dining Room.

LOUNGE 17' x 12' (5.18m x 3.66m)

Feature brick built fireplace inset with a living flame electric fire. French doors leading to the garden.

GROUND FLOOR BEDROOM 4 12' x 10' (3.66m x 3.05m)

French doors leading to the garden.

GALLERIED LANDING Feature stained glass window.

MASTER BEDROOM 15' x 14' (4.57m x 4.27m)

Lovely master bedroom with French doors which lead onto a balcony/terrace with an iron balustrade and tiled floor. Doors leads to the dressing room and the en-suite bathroom.

EN-SUITE BATHROOM/W.C 4 piece white suite comprising Jacuzzi bath with shower over, walk in shower, wash hand basin set into vanity unit and W.C. Fully tiled walls and floor

DRESSING ROOM

BEDROOM 2 14' x 10' (4.27m x 3.05m)

Having a range of fitted wardrobes, drawers and cupboards offering plentiful storage.

BEDROOM 3 16' x 11'10" (4.88m x 3.6m)

Having fitted wardrobes providing useful storage.

FAMILY BATHROOM 4 piece white suite comprising bath with shower over, walk in shower, W.C. and wash hand basin set into vanity unit. Fully tiled walls and floor.

OUTSIDE Set back from the main road, with electrically operated gates lead to the driveway and detached garage. Ample parking in front of garage and house, plus there is a parking space opposite. To the rear and side of the property is lovely landscaped gardens, with a good degree of privacy. This includes paved patio area and to lawned garden as well.

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		81
(69-80) C		
(55-68) D	67	
(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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