



13 Moorland Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2BU

EXTENDED

Situated on this highly sought after cul de sac off Station Lane is this well appointed Semi Detached property that has the added benefit of having a single storey side Kitchen extension. 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. Available with NO CHAIN.

The accommodation comprises: Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Shower Room/WC, 3 Bedrooms & Bathroom.

Asking Price £289,000

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HALLWAY Understairs storage cupboard.

LOUNGE 15' x 12' max (4.57m x 3.66m max)

Feature fireplace with gas fire.

DINING ROOM Log Burner fire built into the chimney breast. uPVC French doors leading to;-

CONSERVATORY in uPVC.

KITCHEN 9'10" x 8' (3m x 2.44m)

Well equipped fitted kitchen with a range of base and wall units, Granite worktops and sink unit. Built in oven and hob. Twin Velux Roof Lights.

UTILITY ROOM 6'10" x 5' (2.08m x 1.52m)

Leading to outside and Shower Room/WC

SHOWER ROOM/W.C. Ground floor Shower Room/WC

LANDING

BEDROOM 1 12'10" x 8'10" (3.9m x 2.7m)

Fitted wardrobes to 2 walls.

BEDROOM 2 12' x 9' (3.66m x 2.74m)

Fitted wardrobe.

BEDROOM 3 7' x 5' (2.13m x 1.52m)

BATHROOM/W.C. White bathroom suite with 'Jacuzzi' bath. Corner shower cubicle.

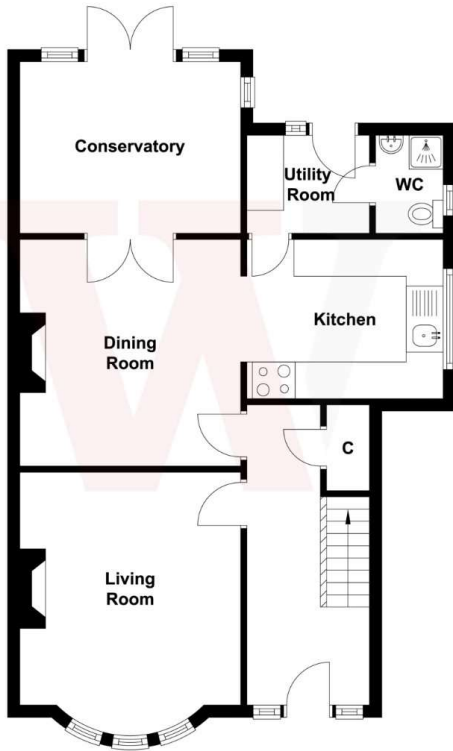
OUTSIDE Cul-de-sac. Garden to front with driveway and GARAGE. Pleasant garden at the back.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

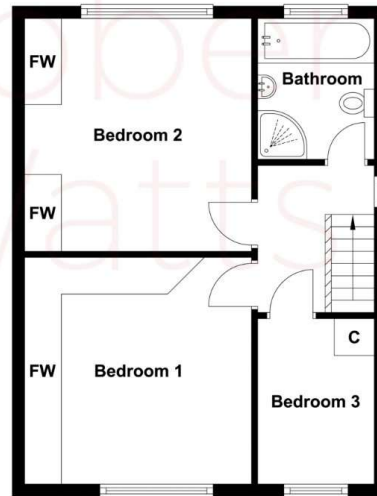
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |