



## 17 Moorhouse Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2BB

NO CHAIN: Well presented Detached Bungalow, situated in this highly sought after cul de sac location, close to Birkenshaw Village. Bungalows of this style are rare to the market and such viewing is essential. Occupying a good sized plot of approximately 0.22 acre, with lovely gardens., that has to be In addition, ample parking and garage.

The accommodation comprises: Hallway, Lounge/Diner, Kitchen, Conservatory, Utility, 3 Bedrooms, Bathroom + Dormer/Loft Rooms.

**Asking Price £510,000**

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**HALLWAY** L shaped hallway.

**CLOAKROOM/W.C.**

**LOUNGE / DINING ROOM 23' x 21' max (7m x 6.4m max)**

Good sized Lounge/Diner, with dual aspect windows. Leading to the Conservatory.

**CONSERVATORY 12' (3.66) x 10' (3.05) approx.**

Tiled floor. French doors leading to the rear garden.

**BREAKFAST KITCHEN 12' x 10' (3.66m x 3.05m)**

Well equipped Kitchen with a range of units and breakfast Bar. Integrated oven and hob.

**REAR PORCH ENTRANCE**

**UTILITY ROOM 12'9" x 5'5" (3.89m x 1.65m)**

Access to garage.

**BEDROOM 1 13' x 12'11" x max (3.96m x 3.94m x max)**

Fitted wardrobes, drawers, bedside and display cabinets.

**BEDROOM 2 13' (3.96) x 11' (3.35) + wardrobes**

Fitted wardrobes, drawers and dressing table.

**BEDROOM 3 8' x 7' (2.44m x 2.13m)**

**BATHROOM** Comprises of corner bath, shower cubicle, bidet, W.C. and two vanity sink units.

**1ST FLOOR** Please note, the 1st floor / dormer loft rooms have no building regulations or consents to be used as a bedrooms and are to be used purely as loft/storage.

**LANDING / STORAGE**

**STORE ROOM**

**ROOM 1 14' x 7'11" (4.27m x 2.41m)**

With twin dormer windows.

**ROOM 2**

**OUTSIDE** The bungalow occupies a good sized plot of approx` 0.22 acres, with lovely gardens that surround the property. Driveway, with ample parking leading to garage.

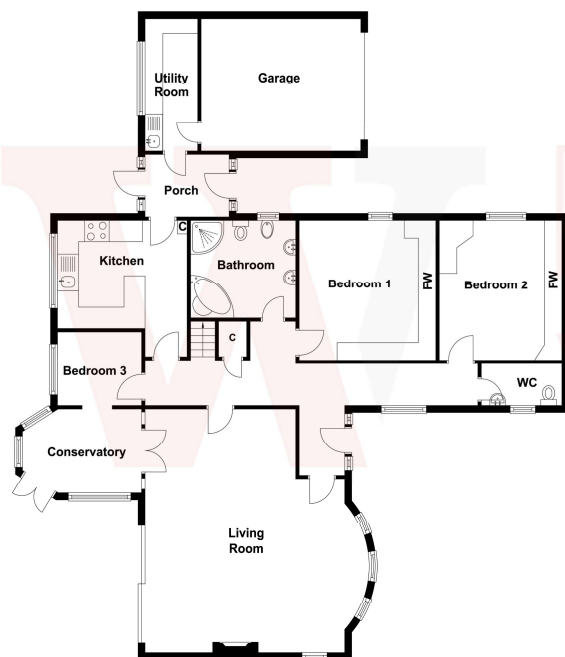
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The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If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

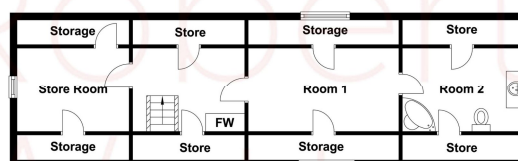




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		