



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

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

NO CHAIN & 4 BEDROOMS: Lovely 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.

Asking Price £325,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS W.C.

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 under stairs 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 12' (3.66) x 8' (2.44) + wardrobe

Fitted wardrobe.

BEDROOM 3 10' (3.05) x 8' (2.44) + wardrobe

Fitted wardrobe.

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)

EN-SUITE SHOWER ROOM/W.C. White suite.

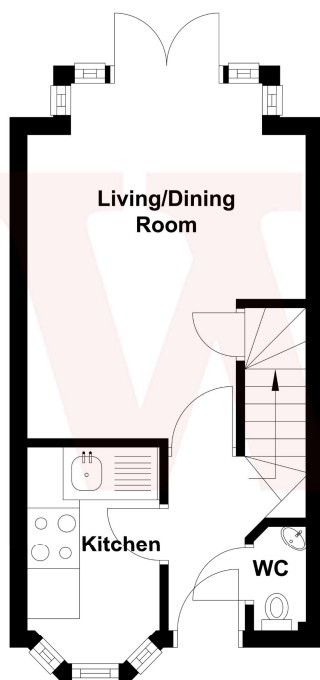
OUTSIDE Driveway/parking at the front for 2 cars. At the back there is a lovely enclosed garden, along with patio area.

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.

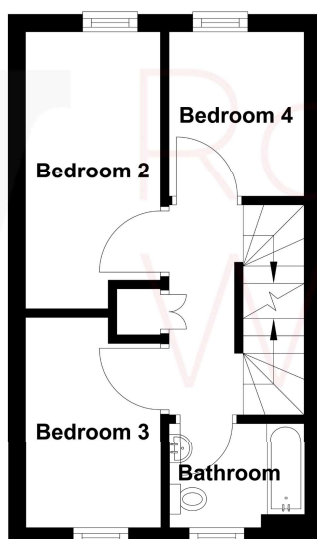
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Second Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		