






6 Lockgate Rise, Birkenshaw, Bradford, West Yorkshire, BD11 2PL

SUPER TOP FLOOR MASTER BEDROOM SUITE.

Immaculately presented Modern Semi Detached, situated in a premier position on this ever popular development. The 4 Bedroomed property offers accommodation over 3 floors, with the standout 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 £335,000

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GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE/DINING ROOM 19' x 15' (5.8m x 4.57m)

Great sized 19ft 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, hob and extractor.

FIRST FLOOR

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

Fitted wardrobe.

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

Fitted wardrobe.

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

BATHROOM/W.C. White bathroom suite.

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 fitted wardrobes in the dressing area.

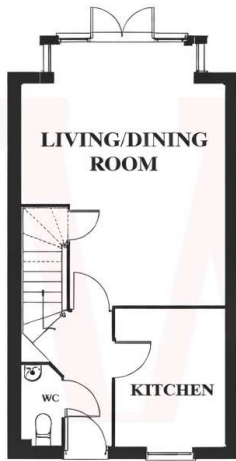
EN-SUITE SHOWER ROOM/W.C With shower, wash basin and W.C.

OUTSIDE Driveway and GARAGE at the front. Lovely, landscaped, low maintenance, enclosed garden at the back.

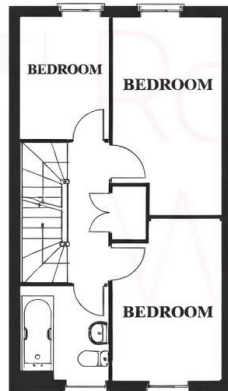
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		