



## **3 Moat Hill, Birstall, West Yorkshire, WF17 0DX**

3/4 BEDROOMED FAMILY HOME.

Very well presented DORMER STYLE SEMI DETACHED, that forms part of this understandably sought after part of Birstall. With 3/4 BEDROOMS ( 3 to the first floor and 1 to the ground the floor), we feel the house would make a perfect FAMILY HOME. To the outside is a super ENCLOSED GARDEN, with RESIN DRIVEWAY and GARAGE.

Ideally located within walking distance to Birstall centre and minutes to J27 Retail Park and all commuter routes.  
NOT TO BE MISSED.

**Asking Price £285,000**

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## HALLWAY

## DOWNSTAIRS W.C.

## LOUNGE/DINER 27' (8.23) x 11'10" (3.6) narrowing to 8' (2.44)

Stone fireplace with electric fire.

## KITCHEN 12' x 8' (3.66m x 2.44m)

Well equipped, bespoke, handmade Kitchen with an excellent range of units up to the ceiling. Built in oven and hob.

## GROUND FLOOR BEDROOM 4/SITTING ROOM 11'10" (3.6) x 10' (3.05) max. excluding wardrobe.

Has been used as a ground floor bedroom with fitted wardrobes and has a sink in it. Currently used as an additional reception room.

## LANDING

## BEDROOM 1 11'10" (3.6) x 9' (2.74) + wardrobe

Storage to eaves.

## BEDROOM 2 8' x 7' (2.44m x 2.13m)

Lovely views.

## BEDROOM 3 12' (3.66) x 8' (2.44) max. excluding wardrobe

Fitted wardrobe. Lovely views.

**BATHROOM** White bathroom suite with extra walk-in shower. Vanity sink unit

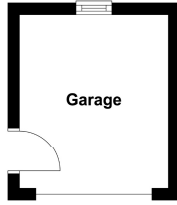
## SEPARATE W.C.

**OUTSIDE** Garden to the front with Resin driveway leading to GARAGE. Lovely, enclosed garden with Resin 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.

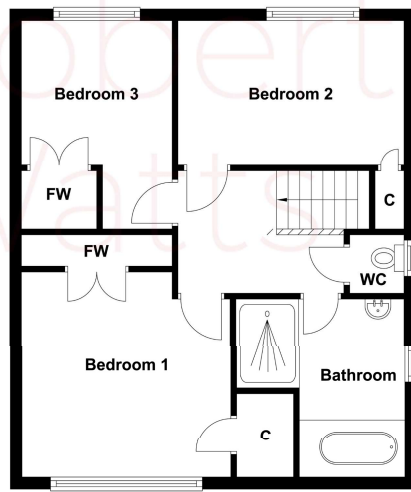
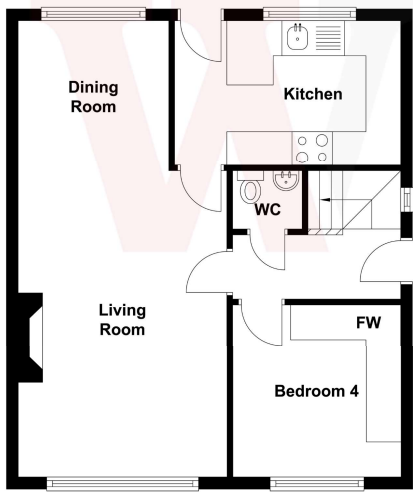
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		