



1 Moorside Avenue, Birkenshaw, Bradford, West Yorkshire, BD11 2BG

POTENTIAL FOR SIDE EXTENSION.

Impressive Semi Detached that was originally 3 bedrooms, but can easily be put back to create the 3 bedrooms. The house has been much improved in recent years and is very well presented with super modern kitchen and bathroom.

Occupying a cul de sac position, to the outside, there is huge potential to do a double side extension (subject to planning permission). Ample parking to the front, with pleasant garden and garage at the back. Ideally located within walking distance to Birkenshaw Village and all of its shops and amenities, and within catchment area for Birkenshaw Primary School and BBG Academy.

Asking Price £210,000

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ENTRANCE HALL

LOUNGE 14' x 13' max (4.27m x 3.96m max)

Feature fireplace with Log Burner.

DINING KITCHEN 16' x 7' (4.88m x 2.13m)

Lovely, modern kitchen, including a well equipped range of units. Integrated fridge and freezer. Oven, hob and microwave.

LANDING

BEDROOM 1 14' x 10'10" (4.27m x 3.3m)

Originally 2 bedrooms, can easily make 3rd bedroom as there are 2 windows. Fitted wardrobe.

BEDROOM 2 9'11" x 9' (3.02m x 2.74m)

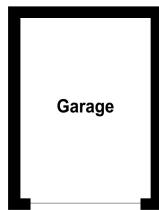
BATHROOM/W.C. Modern white bathroom suite with shower over the bath. Heated towel rail.

OUTSIDE As previously stated, the house offers great potential for a side extension to make the foot print much larger (subject to planning). Cul-de-sac position. Garden and parking at the front for up to 3 cars. Enclosed driveway at the side. Garden to rear.

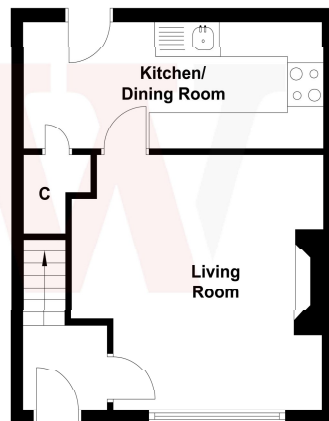
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The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If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

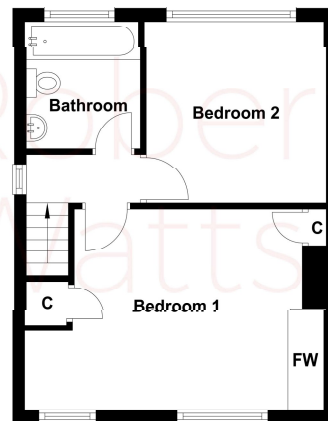




Ground Floor



First Floor



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

70 C

83 B