



14 Moorville Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2BT

IMPRESSIVE FAMILY HOME.

Do not miss out on this immaculate 3 Bedroomed Semi Detached that we feel would make an perfect family home. The house has been significantly improved and enhanced in recent years to provide a superior property. To the outside is lovely split levelled garden.

The accommodation comprises: Hallway, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £267,000

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HALLWAY

LOUNGE 14' (4.27) into square bay window x 11' (3.35)

Fireplace with log burner stove fire.

DINING KITCHEN 16' x 10' (4.88m x 3.05m)

Superb open plan Kitchen that has been well designed and is furnished with a really nice range of units. Complimented with a central island/breakfast bar. Fitted oven and hob. Integrated washing machine. Sliding patio doors to the garden.

LANDING Access to part boarded loft with Velux Roof Light with loft ladder.

BEDROOM 1 12' (3.66) x 8' (2.44) + wardrobe

Fitted wardrobe.

BEDROOM 2 10' x 10' (3.05m x 3.05m)

Panoramic views.

BEDROOM 3 7' x 6' (2.13m x 1.83m)

BATHROOM/W.C. Lovely, modern, Bathroom suite with free standing bath and separate shower enclosure. Heated towel rail.

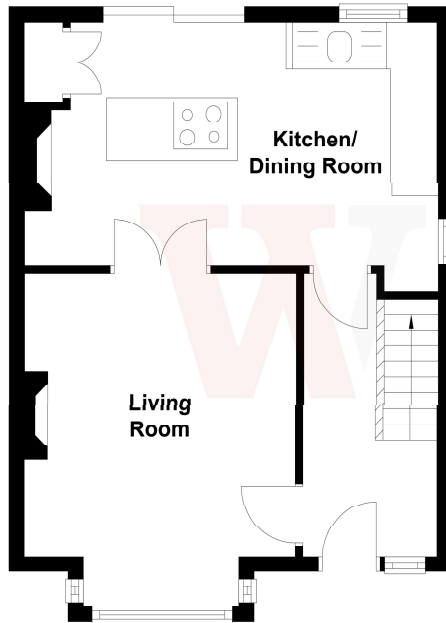
OUTSIDE Occupies a cul de sac setting with low maintenance garden and drive at the front. To the back is a lovely, split levelled and pleasant south facing garden, with paved patio terrace and additional seating area with pergola to the lower level, Storage shed with power supply.

PLEASE NOTE 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.

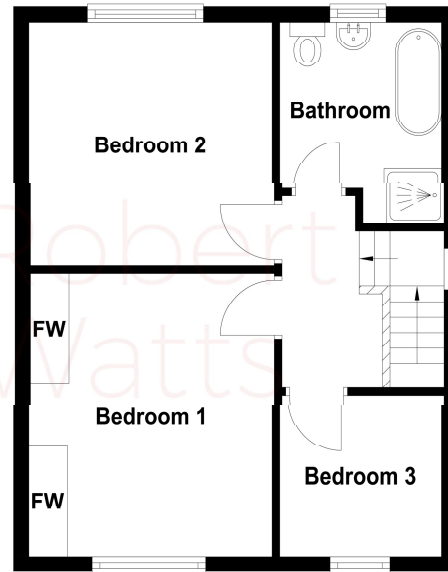
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		