



20 Furnace Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2AL

LOVELY SEMI RURAL PLOT POSITION.

Impressive Extended Detached that would make an perfect family home and which occupies a lovely semi-rural position in the heart of Birkenshaw village and has far reaching views to the front. Provides 4 double bedrooms and is complimented with a super Kitchen/Dining Room extension, making it a real focal point of the house. To the outside are pleasant gardens, parking and attached garage.

Situated within catchment and walking distance of BBG Academy, and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters.

Asking Price £550,000

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ENTRANCE PORCH

HALLWAY Staircase with return. Useful under-stairs storage cupboard.

DOWNSTAIRS WC

LIVING ROOM 11'6" x 20' (3.5m x 6.1m)

Decorative fireplace.

KITCHEN / DINING ROOM 18'10" x 12'7" (5.74m x 3.84m)

Impressive open plan extended Kitchen/Dining Room that is the real focal point of the home. Furnished with a super range of kitchen units, complimented with a central island and additional breakfast bar. Range cooker and extractor hood. French doors leading to the garden.

LOUNGE 15'10" x 11'7" (4.83m x 3.53m)

Featuring a stone fireplace and sliding patio doors lead out to the garden.

LANDING With a feature picture window. Useful built-in storage cupboard.

MASTER BEDROOM 11'5" x 10'9" (3.48m x 3.28m)

EN SUITE White suite with corner shower cubicle. Vanity sink unit.

BEDROOM 2 15'3" x 8'2" (4.65m x 2.5m)

Double Bedroom with views over farmland.

BEDROOM 3 12' x 9'4" (3.66m x 2.84m)

Double Bedroom with views over farmland.

BEDROOM 4 10'9" x 10'2" (3.28m x 3.1m)

Loft access point.

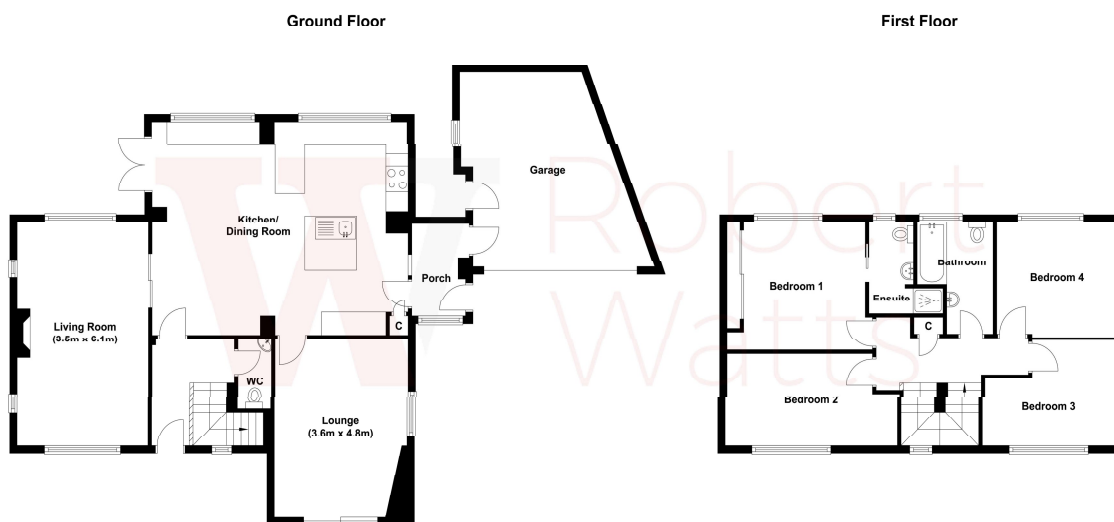
BATHROOM Family bathroom with modern white suite. Floating vanity sink unit.

OUTSIDE Gated driveway to the front, providing private parking and an electric car charging point and pedestrian door leading from the back garden or entrance porch to the attached garage with electric door. Feature street light. Two exterior plug sockets. To the rear there are lawned areas with mature hedging, shrubs & trees and also paved patio and decked areas with views over the surrounding area.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		