



4 Brown Hill Drive, Birkenshaw, Bradford, West Yorkshire, BD11 2AZ

NO CHAIN

Super opportunity has arisen to purchase this very well presented Link Detached Bungalow that is situated in this highly popular area of Birkenshaw and is just a short walk to all village amenities. Which include a Health Centre, Pharmacy, Opticians, Supermarket, Park, Cafes and independent retail shops

Provides 2/3 Bedrooms, together with a Conservatory. Added features include uPVC Double Glazing throughout and Gas Central Heating.

To the outside there are attractive, well maintained gardens to 3 sides. Plus an attached garage and driveway

Properties of this style are rare to the market and as such an early viewing is essential to avoid disappointment

The accommodation comprises : Side Porch, Hallway, Living Room, Kitchen/Breakfast Room, 2/3 Bedrooms, Shower Room/W.C. and a Conservatory

Asking Price £295,000



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ENCLOSED SIDE PORCH With tiled flooring

INNER ENTRANCE DOOR

HALLWAY Two fitted full height storage cupboards. Loft access, loft ladder and light.

LIVING ROOM 16' x 10' (4.88m x 3.05m)

Welcoming Living Room with an attractive feature fireplace, with built in gas fire

1 large window to the front

2 windows to the gable wall

DINING ROOM/BEDROOM 3 8'11" x 8' (2.72m x 2.44m)

Currently used as a Dining Room, but alternatively could be a bedroom uPVC Sliding Double Glazed doors lead into the Conservatory

CONSERVATORY 9' x 8'11" Approx (2.74m x 2.72m Approx)

Positioned at the rear of the bungalow, leading out to paved patio terraces and garden areas

KITCHEN/BREAKFAST ROOM 12' x 9' (3.66m x 2.74m)

Well equipped fitted kitchen, a range of wall and base units with complementary worktops and a breakfast table Inset Franke one and a half bowl sink with mixer tap and integrated draining board Built in Stoves double oven and hob Integrated appliances include Bosch dishwasher, cooker hood, fridge and a freezer Plumbing for automatic washing machine Part tiled walls and tiled flooring to kitchen area of the room

DOUBLE BEDROOM 1 12' x 10' Max (3.66m x 3.05m Max)

Fitted wardrobes with fitted cupboards

BEDROOM 2 9' x 7' (2.74m x 2.13m)

Fitted wardrobes with fitted cupboards

SHOWER ROOM WITH WC Superb white modern suite

Comprising of walk in shower, wall mounted vanity sink unit, W.C., wall mounted double bathroom cabinet Tiled underfloor heating Heated towel rail

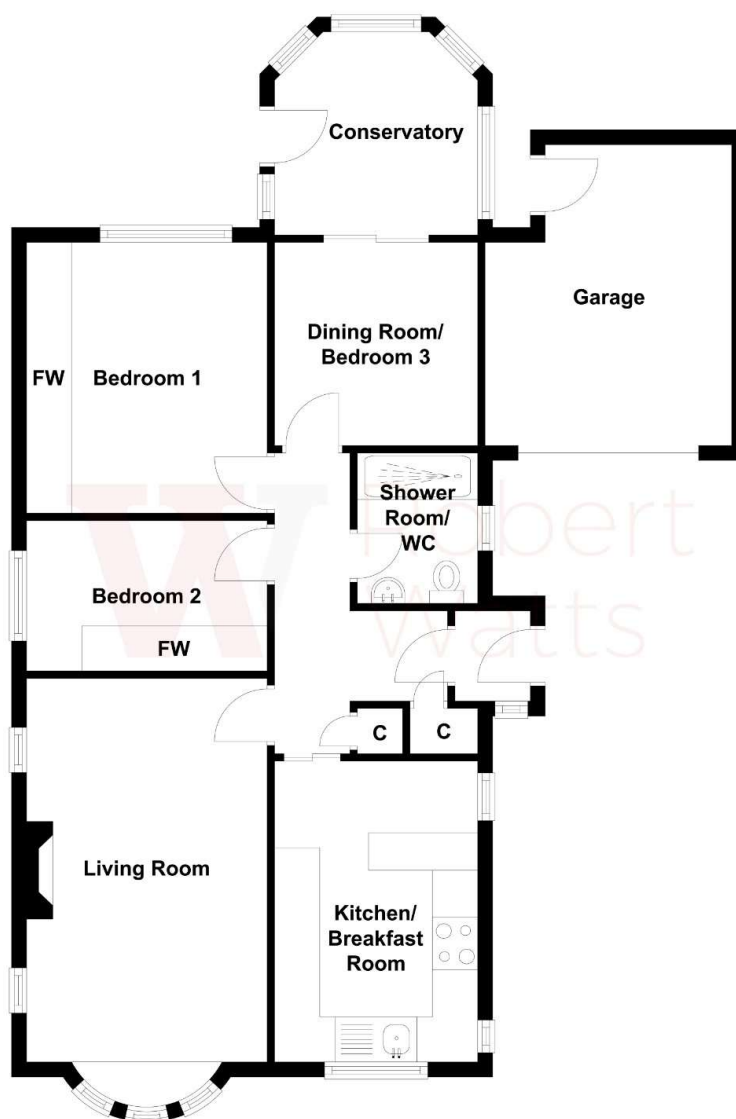
OUTSIDE Delightful, well maintained front garden, which is adjacent to a block paved driveway, which leads to an attached garage, that has access into the rear garden The rear garden is a lovely, established area, which includes a lawn, planted areas, multiple paved patio terraces and a garden shed Additionally a well cared for, attractive garden to the side of the property.

PROBATE Please be aware the sale of the property is subject to probate. Probate was applied for on 30/07/26.

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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		