



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

FULLY RENOVATED THROUGHOUT.

Do not miss this impressive Semi Detached that has undergone a significant renovation program to provide a really lovely home. Provides 3 Bedrooms and occupies a cul de sac location, the house is available with immediate possession and benefits from a super open plan Kitchen and a welcoming lounge with media wall.

Situated in this popular location, within walking distance to Birkenshaw Village and in catchment for BBG Academy.

Guide Price £255,000

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HALLWAY Understairs storage cupboard.

LOUNGE 12 x 9' (2.74) + chimney breast

Superb, bespoke media wall, with electric fire and storage to alcoves.

DINING KITCHEN 16' x 14' max (4.88m x 4.27m max)

Impressive, open plan fitted kitchen with a good range of units. Integrated fridge and freezer, built in oven and hob, and breakfast bar. uPVC French doors leading to the decking terrace.

LANDING Access to loft via pull down ladder.

BEDROOM 1 12' x 10' max (3.66m x 3.05m max)

BEDROOM 2 11' x 9' (3.35m x 2.74m)

BEDROOM 3 9' x 6' (2.74m x 1.83m)

BATHROOM/W.C. 7' x 5' (2.13m x 1.52m)

Recently fitted bathroom suite including shower over the bath. Vanity sink unit. Tiled walls. Heated towel rail.

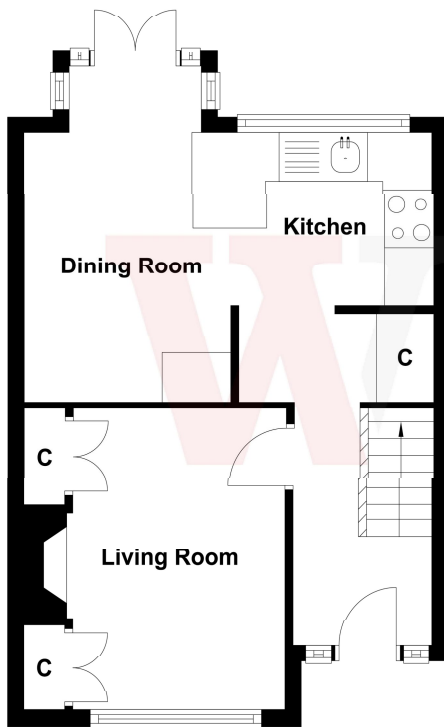
OUTSIDE Cul-de-sac position with shared driveway leading to own driveway providing parking. Pleasant garden at the back with decking terrace.

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.

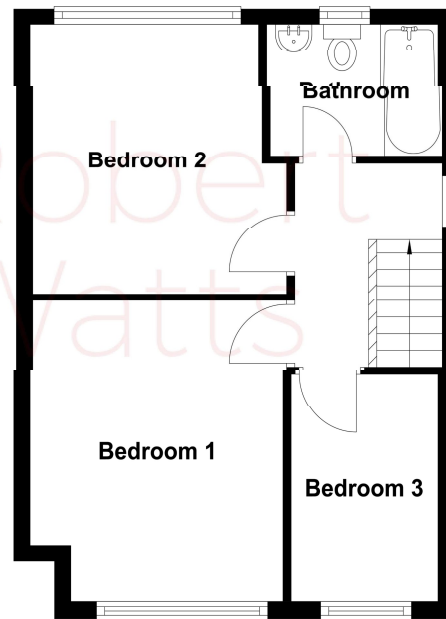
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		