



## Ghyllroyd Drive, Birkenshaw, BD11

**£219,995**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

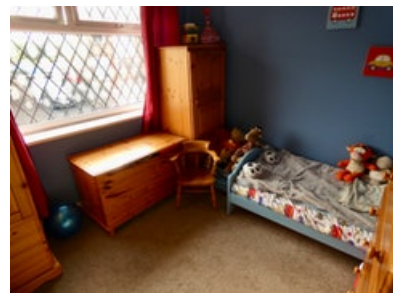
\*\*\*\* NO CHAIN \*\*\*\* HOUSESIMPLE are pleased to present to the open market this delightful, well presented and tastefully appointed EXTENDED SEMI DETACHED, which provides family sized 4 BEDROOMED accommodation, with ensuite bathroom to the master bedroom. The property is situated in this ev

### Key features:

- Extended
- 4 bedrooms
- ensuite bathroom

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band A (£0.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



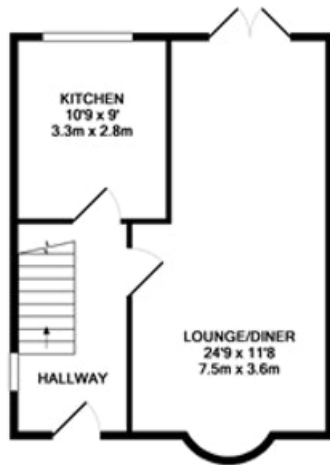
Available is this delightful, well presented and tastefully appointed EXTENDED SEMI DETACHED, which provides family sized 4 BEDROOMED accommodation, with ensuite bathroom to the master bedroom. The property is situated in this ever popular part of Birkenshaw.

NOT TO BE MISSED. The property comprises:- Entrance Hall, Lounge/Dining, Kitchen, three bedrooms to the first floor, house Bathroom and separate w.c. to the second floor there is the master bedroom and an En Suite. Outside are well stocked spacious gardens to both the front and rear.

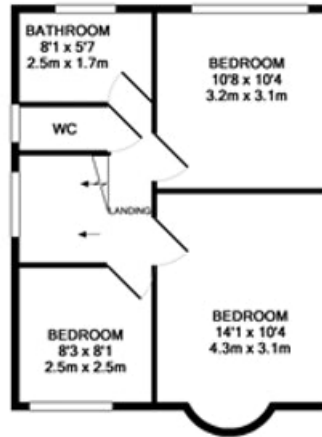
Birkenshaw is also home to the popular and successful BBG Academy as well as Birkenshaw CE (C) Primary School. and for the commuters most local West Yorkshire towns are easily accessible via the M62 motorway network which is five minutes drive away.

Birkenshaw has a busy village centre offering pubs, delicatessen and convenience stores. The Golden Fleece Gastro Pub is a short walk from this home. For a taste of outdoor living Oakwell Hall country park is a five minute drive or 25 minute walk away. A great place for family recreation and dog walking. Local shopping can be catered for at the Junction 27 Retail Park which hosts a lot of retail chain stores, Next, Argos, Toys R Us, Boots, Currys to name but a few. Across the road from the shops a Nandos, KFC and Multiplex Cinema can be found. Again five minutes drive away from this home.

## Floor plan:



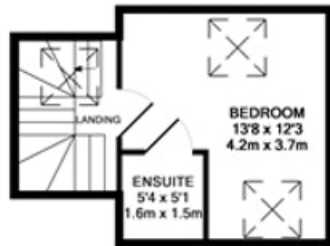
GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.2 SQ.M.)

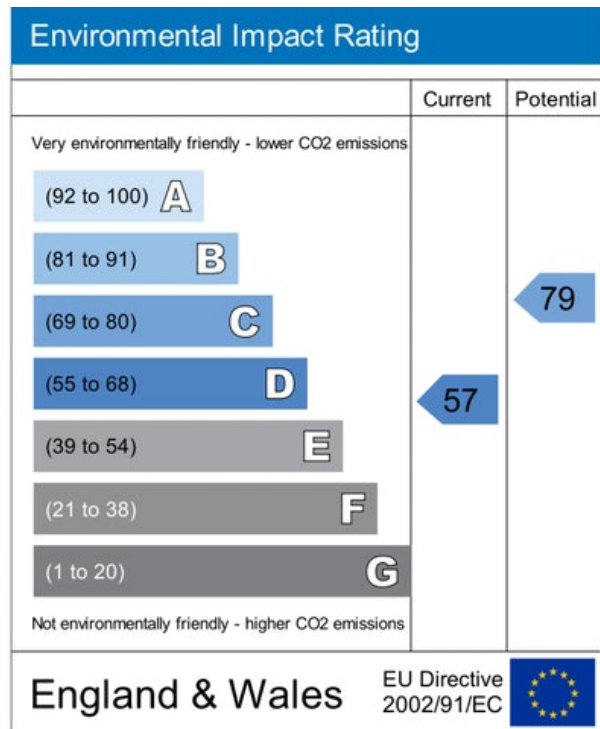
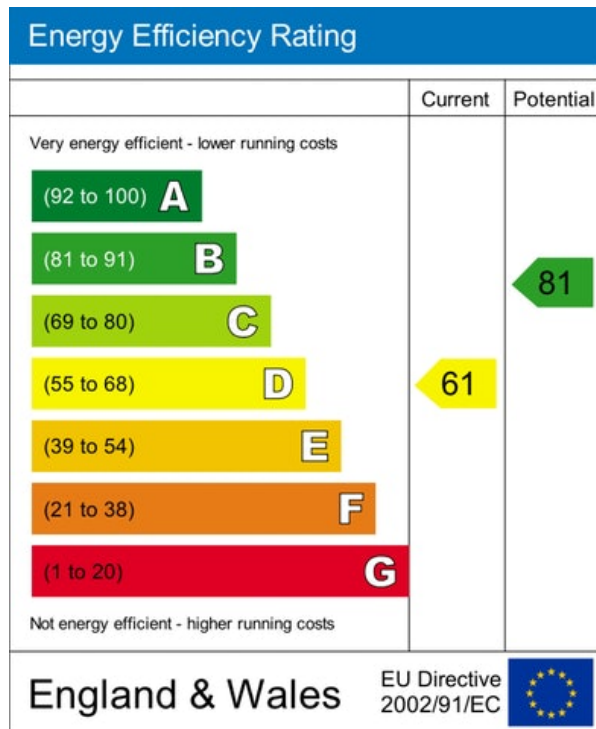
TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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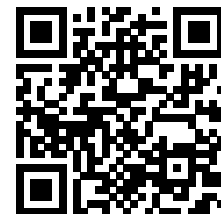
2ND FLOOR  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.8 SQ.M.)

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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