



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Parker Street, Briercliffe, BB10 2HH

£110,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN A POPULAR AREA

Welcome to Parker Street, Briercliffe. A charming location for this beautifully maintained two-bedroom mid-terrace house. Situated in a popular area, this property boasts two spacious reception rooms that offer ample space for entertaining or relaxing.

As you step inside you are greeted by two spacious reception rooms that lead through to a modern fitted kitchen that leads to a rear yard. The first floor landing houses doors on to two bedrooms and a three piece bathroom.

Whether you're looking for a cosy home or an investment opportunity, this property has the potential to cater to your needs. Don't miss the chance to own a piece of this delightful neighbourhood - book a viewing today!

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Parker Street, Briercliffe, BB10 2HH

£110,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Three Piece Bathroom
- Tenure Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Entrance Vestibule

UPVC entrance door and hardwood door to reception room one.

Reception Room One

14'2 x 12'11 (4.32m x 3.94m)

UPVC double glazed window, central heating radiator, two feature wall lights, stairs to first floor and door to reception room two.

Reception Room Two

12'9 x 12'8 (3.89m x 3.86m)

Central heating radiator, two feature wall lights, TV point, cast iron log burner, under stairs storage, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

7'10 x 4'10 (2.39m x 1.47m)

UPVC double glazed window, range of high gloss wall and base units, laminate worktops, integrated oven, four burner gas hob, tiled splashback, extractor fan, stainless steel sink with draining board and mixer tap, plumbing for washing machine, laminate flooring and UPVC door to rear.

First Floor

Landing

Loft access, doors to two bedrooms and bathroom.

Bedroom One

12'11 x 10'6 (3.94m x 3.20m)

UPVC double glazed window, central heating radiator, TV point and storage.

Bathroom

9'7 x 6'1 (2.92m x 1.85m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin, panelled bath with direct feed rainfall shower and rinse head over, boiler, storage and part tiled elevations.

Bedroom Two

12'11 x 6'3 (3.94m x 1.91m)

UPVC double glazed window, central heating radiator and storage.

External

Rear

Enclosed yard.



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