



BARKERS

OPENING DOORS FOR YOU



48 Moorlands Road

Birkenshaw, Bradford, BD11 2BS

Asking Price Of £118,000

Property Description

DESCRIPTION

Offered with No Chain, Barkers are pleased to offer For Sale this two bedroom end terrace property, situated in this popular and convenient location, having access to local amenities and the transport network. The property benefits from garden area to front with lawned and paved areas. The property briefly comprises: Entrance Hallway, Lounge/Diner, Kitchen, first floor landing, two bedrooms and bathroom. Outside there is a garden to the front with a lawned and paved area.

HALLWAY

With doors to lounge and stairs to first floor.

LOUNGE/DINER

13' 10" x 15' 7" (4.23m x 4.77m) Spacious lounge featuring an electric fire and laminate floor.

KITCHEN

7' 4" x 10' 0" (2.25m x 3.07m) With wall and base units with wood effect work tops. Plumbing for a automatic washing machine, space for cooker and space for fridge. Stainless steel sink with drainer. Tiled walls and tiled floor.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM 1

10' 10" x 10' 0" (3.32m x 3.07m) Double bedroom.

BEDROOM 2

7' 7" x 12' 4" (2.32m x 3.77m) Good size single bedroom.

BATHROOM

7' 6" x 5' 2" (2.30m x 1.60m) Featuring a three piece suite of bath with shower over, WC and wash hand basin. Tiled walls and tiled floor.

EXTERNAL

Externally the property benefits from a garden area to the front with lawned and paved areas.

ADDITIONAL INFORMATION

Tenure:

Council Tax Band:



Approx Gross Internal Area
54 sq m / 584 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Design 300.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

4 Old Lane, Birkenshaw,
Bradford, West Yorkshire,
BD11 2JX

www.barkers.co.uk
enquiries@barkers.co.uk
0113 2879344

