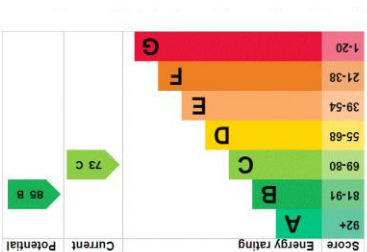


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

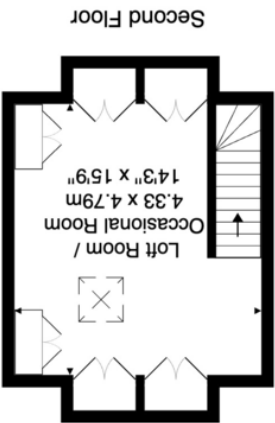
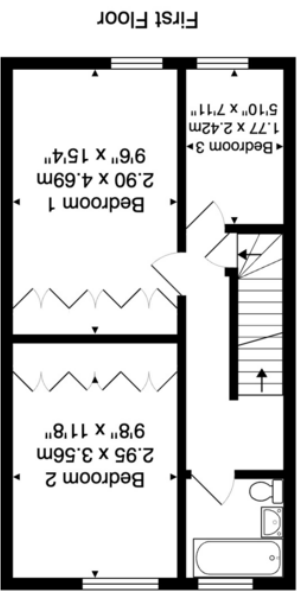
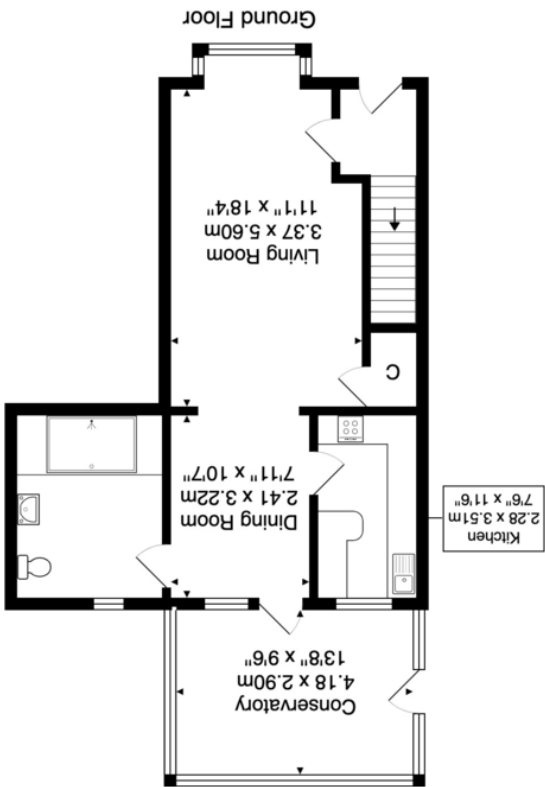
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should



Total Area: 128.4 m² ... 1382 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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BARKERS
OPENING DOORS FOR YOU

1 Farfield Avenue

Wibsey , Bradford , BD6 2EB

Asking Price Of £288,119

- DETACHED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- CONSERVATORY
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS & LOFT ROOM
- HOUSE BATHROOM
- DRIVEWAY & SINGLE GARAGE
- GARDENS TO REAR



Full Description

DESCRIPTION

Only by internal inspection can one truly appreciate this spacious three bedroomed detached property which benefits from a converted loft room/occasional room, uPVC double glazing and gas fired central heating with access to local amenities, the M62 motorway network and local schools. The accommodation comprises: entrance hall, kitchen, dining room, lounge, ground floor bathroom, conservatory, four bedrooms, house bathroom, enclosed rear lawned garden with decked area ideal for outside entertaining, to the front is a lawned garden with large driveway with parking space leading to a single garage. The property has approved planning permission for a double storey extension.

ENTRANCE HALL

Composite glazed front door leading into the entrance hall with door leading off into the lounge, stairs leading to the first floor.

LOUNGE

18' 4" x 11' 3" (5.59m x 3.43m)

To the front of the property leading into the second lounge/dining room. Storage/boiler room.

KITCHEN

Fitted with wall and base units with complementary work surfaces, inset one and half bowl sink with mixer tap, under counter space for fridge/freezer, plumbing for automatic washing machine, electric oven with gas hob and extractor fan over, plumbing for dishwasher, door leading into the dining room.

DINING ROOM

8' 0" x 10' 7" (2.44m x 3.23m)

With doors leading into the kitchen, bathroom and conservatory

CONSERVATORY

13' 0" x 9' 6" (3.96m x 2.9m)

With door leading out into the rear garden.

DOWNSTAIRS BATHROOM

Fitted with three piece suite comprising low flush WC, inset hand wash basin with vanity unit, walk in shower, ceilings spotlights.

LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and bathroom.

BEDROOM ONE

9' 6" x 15' 4" (2.90m x 4.69m)

Double bedroom to the front of the property with wardrobe space.

BEDROOM TWO

9' 8" x 11' 8" (2.95m x 3.56m)

Double bedroom to the rear of the property with ample storage space.

BEDROOM THREE

5' 8" x 7' 11" (1.73m x 2.42m)

Single bedroom to the front of the property.



HOUSE BATHROOM

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with rainwater shower over, fully tiled walls and flooring, ceiling spotlights.

LANDING

With stairs leading to the upper floor.

LOFT ROOM/OCCASIONAL ROOM

14' 4" x 15' 9" (4.37m x 4.8m)

Exceptionally large room with a large velux window and ample storage.

EXTERIOR

Large driveway to the front of the property with a parking space, leading to a single garage, lawned garden to the front with mature plants and shrubs. Private lawned garden to the rear with mature plants and shrubs, paved patio area ideal for outside entertaining, summer house, decked area.

DIRECTIONS

From our Birkenshaw Office head south east on Old Lane towards Royds Walk the turn right onto Whitehall Road (A58) at Chainbar roundabout take the 5th exit onto the M606 exit to Leeds/Bradford airport at junction 3 take the A6177 to Ring Road West at Staithgate roundabout take the 2nd exit onto Rooley Avenue at Odsal Top take the third exit onto Halifax Road the turn right onto Fairfield Grove, left onto Harbour Road, left onto Wibsey Park Avenue where the property will be identified.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

