

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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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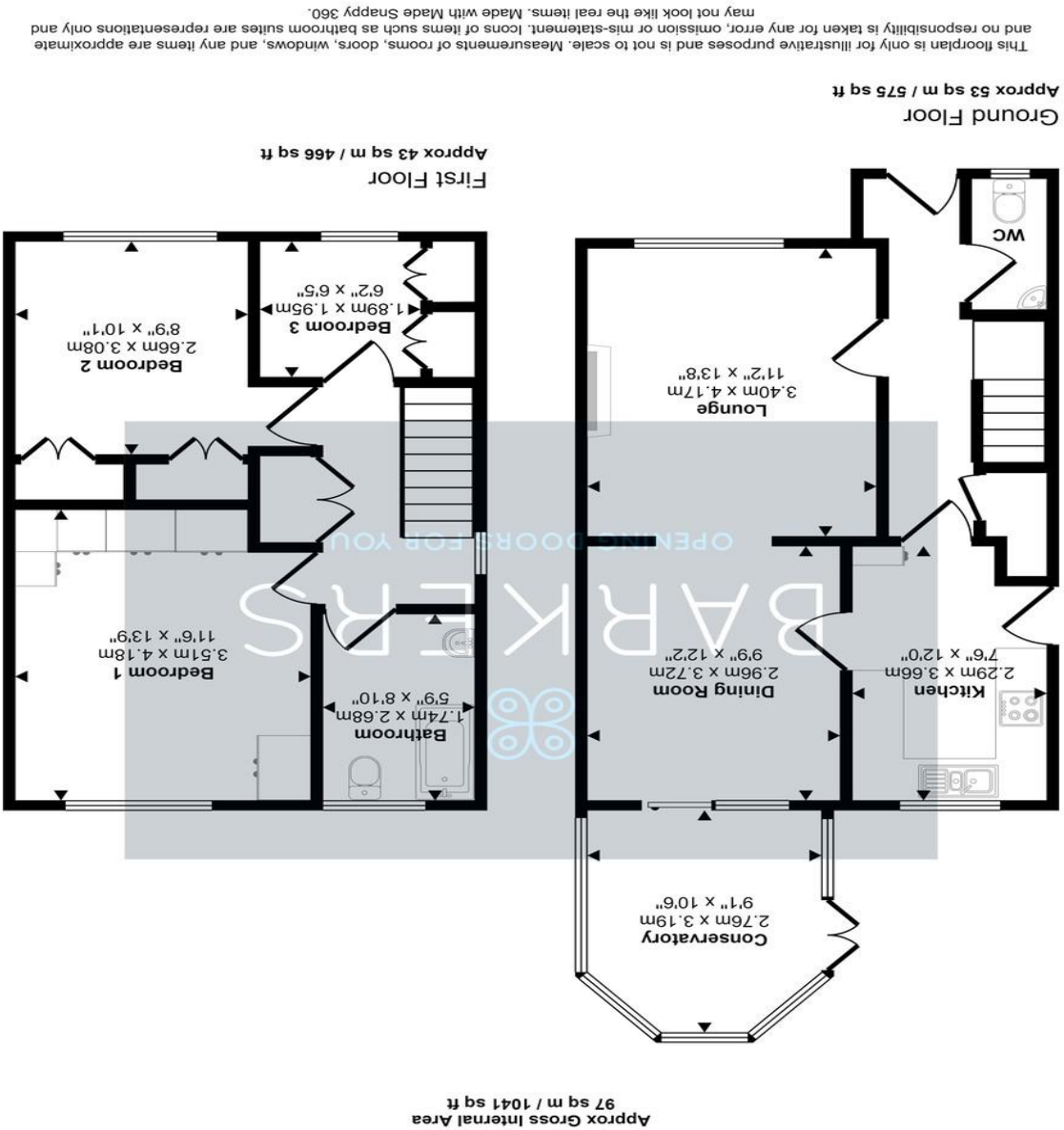
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9 Cheapside,  
Cleckheaton,  
West Yorkshire, BD19 5AF

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



BARKERS  
OPENING DOORS FOR YOU



8 Marbridge Court  
Bradford, BD6 3BZ  
Offers In Region Of £240,000

- DETACHED PROPERTY
- KITCHEN
- DINING ROOM
- CONSERVATORY
- THREE BEDROOMS
- HOUSE BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- DRIVEWAY LEADING TO SINGLE GARAGE
- GARDENS FRONT, SIDE AND REAR





# Full Description

## DESCRIPTION

We are pleased to offer for sale this three bedroomed detached property with gas fired central heating, uPVC double glazing located with access to local amenities, M62 motorway network and local schools. The accommodation briefly comprises: entrance hall, cloaks/WC, kitchen, lounge, dining room, conservatory, three bedrooms, house bathroom. To the front of the property is a driveway leading to a single garage with lawned garden, paved area to the side, to the rear is a low maintenance enclosed garden with patio area ideal for outside entertaining.

## ENTRANCE HALL

Part glazed door leading into the entrance hall, doors leading off into the cloaks/WC, lounge, kitchen, stairs leading to the first floor landing, understairs cupboard with ventilation for dryer, laminate flooring.

## CLOAKS/WC

Fitted with two piece white suite comprising low flush WC, pedestal hand wash basin, tiled flooring.

## KITCHEN

7' 6" x 12' 0" (2.29m x 3.66m)  
Fitted with wall and base units and complementary worksurfaces with splashback tiling, single bowl stainless steel sink with mixer tap, electric oven, gas hob with chimney extractor over, space for fridge/freezer, plumbing for automatic washing machine, dishwasher, ceiling spotlights, storage with boiler, laminate flooring, door leading into dining room, part glazed door leading out to the side garden.

## DINING ROOM

9' 9" x 12' 2" (2.97m x 3.71m)  
Archway leading into lounge, sliding patio doors leading into the conservatory.

## LOUNGE

11' 2" x 13' 8" (3.4m x 4.17m)  
Fitted with feature fireplace with living flame gas fire, archway leading into dining room.

## LANDING

With stairs leading to the first floor landing with doors leading off into three bedrooms, house bathroom, built in storage cupboard, loft access with drop down ladder, part boarded for storage with light.

## BEDROOM ONE

11' 6" x 13' 9" (3.51m x 4.19m)  
Double bedroom with fitted wardrobes.

## BEDROOM TWO

8' 9" x 10' 1" (2.67m x 3.07m)  
Double bedroom with fitted wardrobes, laminate flooring.

## BEDROOM THREE

6' 2" x 6' 5" (1.88m x 1.96m)  
Single bedroom with fitted wardrobes, laminate flooring



## HOUSE BATHROOM

5' 9" x 8' 10" (1.75m x 2.69m)  
Fitted with modern white three piece suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with shower over, fully tiled walls and flooring.

## EXTERIOR

To the front of the property is a large driveway leading to a single garage, lawned gardens with borders and shrubs, paved area to the side, to the rear of the property is a low maintenance enclosed garden with patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw office head south east onto Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 5th exit onto the M606 slip road to Bradford then take the slip road, Ring Road A6177 west, take the 3rd exit (Mayo Avenue) continue along the A6177 ring road (Southfield Road) until the junction with St Enoch's Road/Little Horton Lane, turn left up St Enoch's Road and Marbridge Court is situated on the left after the line of trees identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: C

