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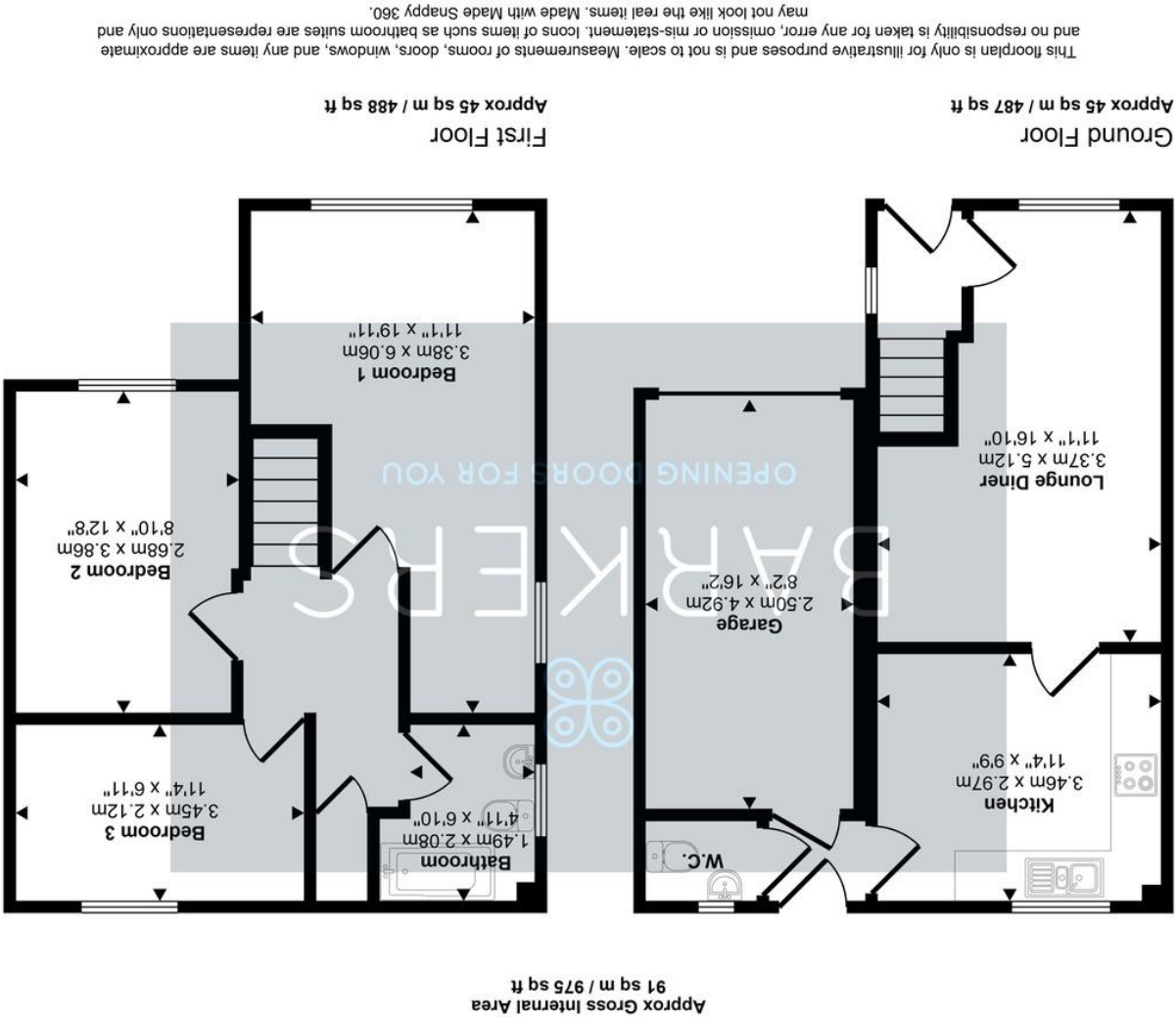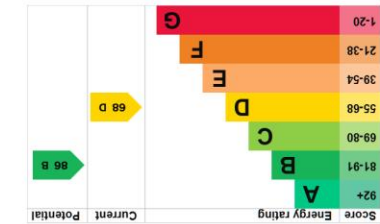www.barkersestateagents.co.uk
4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 45 sq m / 488 sq ft

Ground Floor
Approx 45 sq m / 487 sq ft

Bedroom 1
3.38m x 6.06m
11'1" x 19'11"

Lounge Diner
3.37m x 5.12m
11'1" x 16'10"

Bedroom 2
2.68m x 3.86m
8'10" x 12'8"

Garage
2.50m x 4.92m
8'2" x 16'2"

Bedroom 3
3.45m x 2.12m
11'4" x 6'11"

Bathroom
1.49m x 2.08m
4'11" x 6'10"

W.C.

Kitchen
3.48m x 2.97m
11'4" x 9'9"

Approx Gross Internal Area
91 sq m / 975 sq ft

BARKERS
OPENING DOORS FOR YOU

38 Churn Drive

Bradford, BD6 3LN

Asking Price Of £162,500

- SEMI DETACHED PROPERTY
- KITCHEN/DINER, CLOAKS/W.C.
- LOUNGE
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM
- DRIVEWAY LEADING TO SINGLE GARAGE
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING

Full Description

DESCRIPTION
Offered for sale with NO CHAIN is this deceptively spacious three bedroomed semi-detached property. Ideally situated close to local schools, amenities, public transport links and motorway networks. The property benefits from with gas fired central heating and uPVC double glazing. The accommodation briefly comprises: Entrance hall, dining kitchen, lounge, cloakroom/WC, three good sized bedrooms and house bathroom. To the front of the property there is a driveway which provides private parking and leads to an integral single garage. To the rear there is an enclosed lawned garden.

ENTRANCE HALL
An external door leads into the entrance hall which has a door leading to the lounge. A staircase leads to the first floor landing.

LOUNGE
16' 10" x 11' 1" (5.13m x 3.38m)
Door leading into the kitchen.

KITCHEN/DINER
11' 4" x 9' 9" (3.45m x 2.97m)
Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink with a mixer tap. Electric oven, gas hob with extractor over and plumbing for an automatic washing machine. Vinyl flooring and a door leads into the rear hallway which has doors leading to rear garden, garage and cloakroom/WC.

CLOAKROOM/WC
Fitted with two piece white suite comprising low flush W.C. and a pedestal hand wash basin. Vinyl flooring.

LANDING
With stairs leading to the first floor landing with doors leading off into three DOUBLE bedrooms and the house bathroom.

BEDROOM ONE
19' 11" x 11' 1" (6.07m x 3.38m)
Spacious double bedroom.

BEDROOM TWO
12' 8" x 8' 10" (3.86m x 2.69m)
Double bedroom.

BEDROOM THREE
11' 4" x 6' 11" (3.45m x 2.11m)
Double bedroom.

HOUSE BATHROOM
6' 10" x 4' 11" (2.08m x 1.5m)
Fitted with a three piece white suite comprising low flush W.C., pedestal hand wash basin and a panelled bath with shower over. Part tiled walls and vinyl flooring.

EXTERIOR
To the front of the property is a driveway which provides private parking and leads to a single garage. To the rear of the property is a private enclosed lawned garden.

DIRECTIONS
From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 at Chainbar roundabout take the 5th exit onto the M606 slip road to Bradford Euroway Estate, merge onto M606 at junction 3 take the A1677 exit to ring road West at Staithgate roundabout take the 2nd exit onto Rooley Avenue at Odsal Top take the 3rd exit onto Halifax Road turn right onto St Paul Avenue continue onto St Helena Road at the roundabout take the 1st exit onto Reevy Road then left onto Wibsey Park Avenue then right onto Reevy Road, go through two roundabouts, then right onto Buttershaw Drive then left onto Churn Drive where the property will be located on the right.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: C