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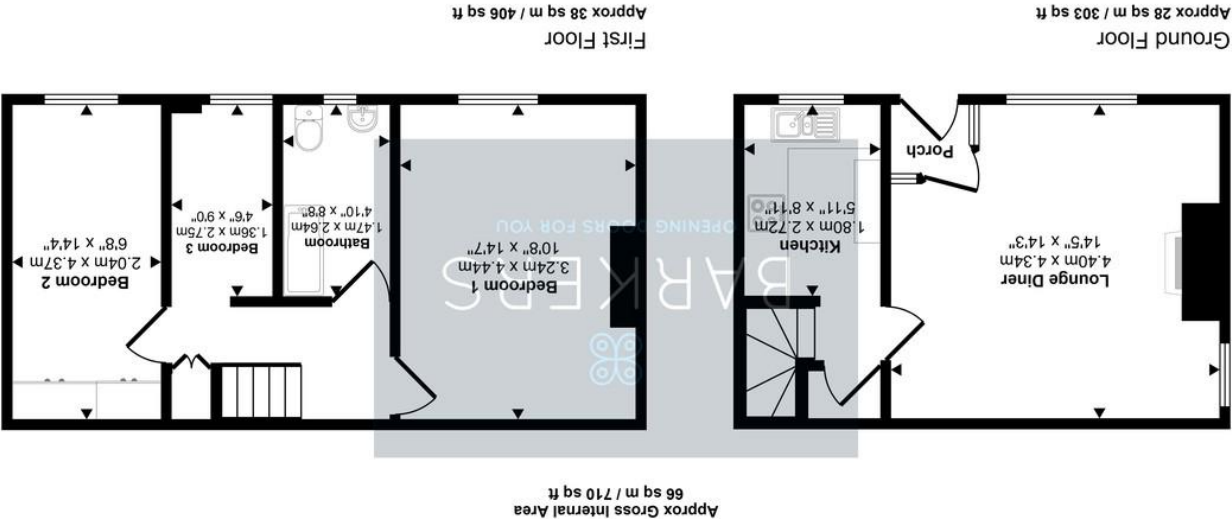
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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

| 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             |         |           |
|       |               | 56 D    |           |
|       |               |         | 82 B      |

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.



# BARKERS

OPENING DOORS FOR YOU



16 Kaycell Street  
Bradford, BD4 7SH  
Asking Price Of £95,000

- END TERRACED PROPERTY
- NO CHAIN
- THREE BEDROOMS
- ENTRANCE PORCH
- LOUNGE, KITCHEN
- BASEMENT CELLAR
- BATHROOM
- GARDEN TO THE FRONT ELEVATION





# Full Description

Offered for sale with NO CHAIN is this THREE bedroomed end terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, shops, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, lounge, kitchen, basement cellar, three bedrooms and bathroom. Externally there is a garden to the front elevation.

## ENTRANCE PORCH

An external door leads in to the entrance porch which has a door leading into the lounge.

## LOUNGE

14' 5" x 14' 3" (4.39m x 4.34m)  
Featuring a modern fireplace.

## KITCHEN

8' 11" x 5' 11" (2.72m x 1.8m)  
Fitted with a range of wall and base units with complementary work surfaces and a stainless steel inset sink. Electric oven with a ceramic hob and a built-in extractor over, splash back tiling and an integral fridge.

## FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

## BEDROOM ONE

14' 7" x 10' 8" (4.44m x 3.25m)  
Double room.

## BEDROOM TWO

14' 4" x 6' 8" (4.37m x 2.03m)  
Double room with built-in cupboards providing useful storage.

## BEDROOM THREE

9' 0" x 4' 6" (2.74m x 1.37m)  
Single room.

## HOUSE BATHROOM

8' 8" x 4' 10" (2.64m x 1.47m)  
Fitted with a three piece suite which comprises of a bath with shower over, W.C., and wash basin. Heated towel radiator.

## EXTERIOR

To the front of the property there is an enclosed garden.

## ADDITIONAL INFORMATION

Council tax band - A  
Tenure - Freehold







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FREE  
valuation!

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