

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

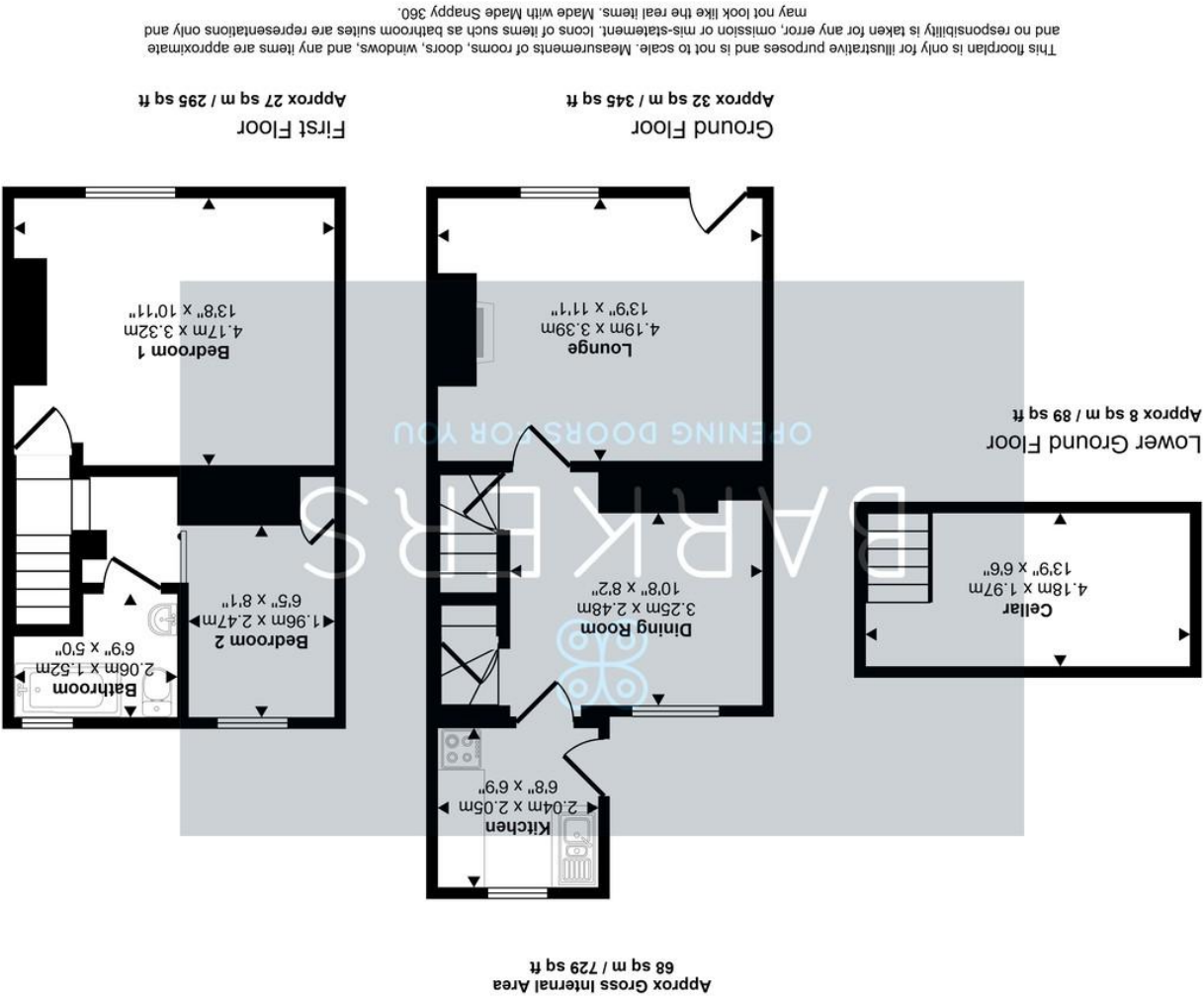
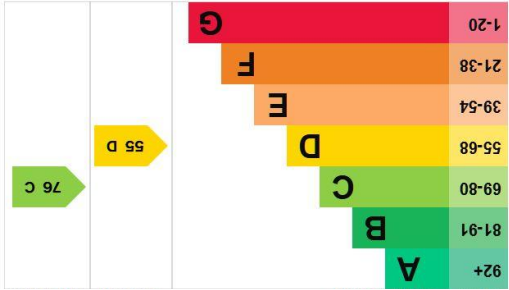
www.barkersstatagents.co.uk  
0113 2879344  
enquiries@barkersstatagents.co.uk

PROTECTED

PROTECTED

PROTECTED

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



# BARKERS

OPENING DOORS FOR YOU

## 627 Bradford Road

Birkenshaw, BD11 2AU

£142,500

- MID TERRACED PROPERTY
- OFFERED FOR SALE WITH NO CHAIN
- VIEWS OVER FARMLAND
- LOUNGE, DINING ROOM
- KITCHEN
- BASEMENT CELLAR
- TWO BEDROOMS & BATHROOM
- PAVED GARDENS FRONT & REAR
- IN NEED OF UPDATING



# Full Description

Offered for sale with NO CHAIN is this two bedroomed mid terraced property enjoys views over farmland to the rear elevation and is in need of some updating. Ideally situated within easy reach of the shops, amenities and bus routes in Birkenshaw village centre and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Lounge, dining room, kitchen, basement cellar, two bedrooms and bathroom. Externally there are paved gardens to the front and rear.

## LOUNGE

13' 9" x 11' 1" (4.19m x 3.38m)

An external door leads into the lounge which has a gas fire and a door leading into the dining room.

## DINING ROOM

10' 8" x 8' 2" (3.25m x 2.49m)

Doors give access to the kitchen, first floor and to the basement cellar.

## KITCHEN

6' 9" x 6' 8" (2.06m x 2.03m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling an inset stainless steel sink. Space for an electric cooker and plumbing for a washing machine. A door leads out to the rear garden.

## BASEMENT CELLAR

Provides useful storage.

## FIRST FLOOR LANDING

Doors leads to two bedrooms and the house bathroom.

## BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.33m)

Double room.

## BEDROOM TWO

8' 1" x 6' 5" (2.46m x 1.96m)

Single room.

## BATHROOM

6' 9" x 5' 0" (2.06m x 1.52m)

Fitted with a three piece suite which comprises of a bath , W.C. and wash basin.

## EXTERIOR

Externally there are low maintenance gardens to the front and rear.

## ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold

