

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

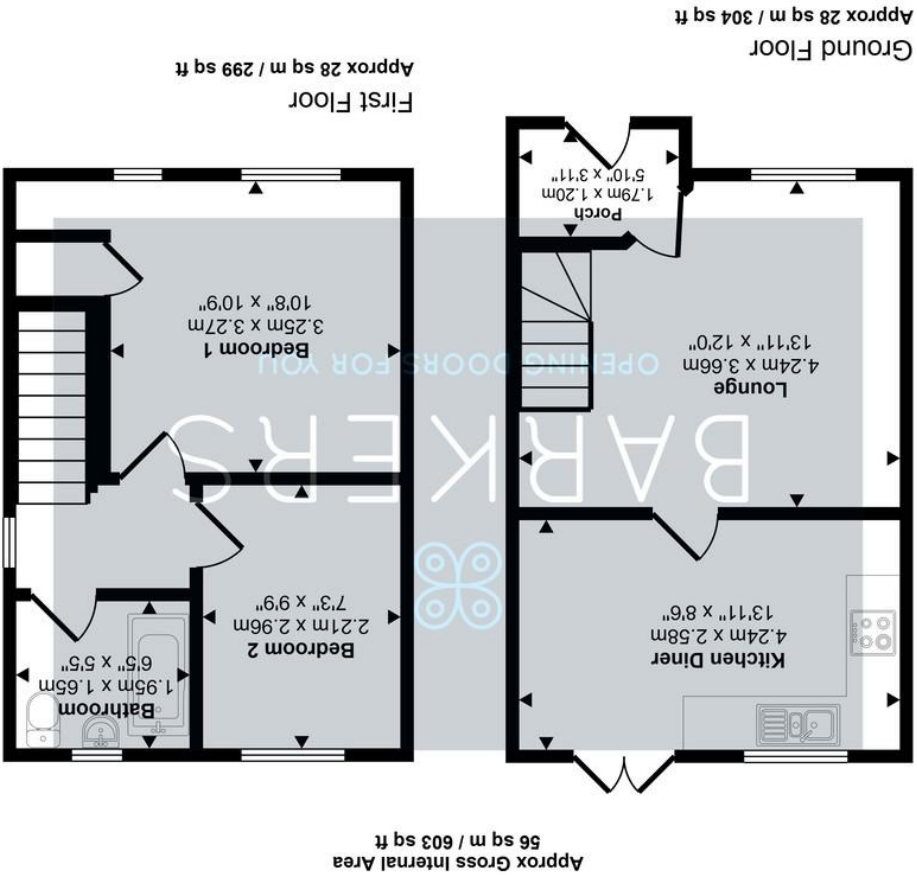
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general 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		
		69 C	
			88 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.



36 Royd Moor Road  
Bradford, BD4 0TR  
Asking Price £155,000

- SEMI DETACHED PROPERTY
- GARDENS TO FRONT & REAR
- TWO BEDROOMS
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING
- NO CHAIN
- GAS CENTRAL HEATING
- DRIVEWAY WITH PRIVATE PARKING





## Full Description

Barkers have pleasure in offering For Sale this two bedroom semi-detached property, which would make the ideal purchase for a first time buyer and has the benefit of no chain. Conveniently situated within easy reach of local amenities and just a short distance from the M62 motorway network, making it ideal for commuters. The property also benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises; Entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Outside there is a driveway which provides private parking and an enclosed garden to the rear.

**PORCH**  
Tiled floor. Door to lounge.

**ENTRANCE PORCH**  
Part glazed door to entrance porch.

**LOUNGE**  
13' 10" x 12' 0" (4.24m x 3.66m)  
Featuring laminate flooring. Stairs to first floor. Door to dining kitchen.

**DINING KITCHEN**  
13' 10" x 8' 5" (4.24m x 2.58m)  
Fitted with a range of wall and base units, contrasting worktops, splashback tiling, stainless steel sink, electric oven and gas hob with built-in extractor hood. Tiled floor. French doors leading out to the rear garden.

**FIRST FLOOR LANDING**  
With doors to two bedrooms and bathroom.

**BEDROOM ONE**  
10' 7" x 10' 8" (3.25m x 3.27m)  
Double bedroom.

**BEDROOM TWO**  
7' 3" x 9' 8" (2.21m x 2.96m)  
Single room.

**BATHROOM.**  
6' 4" x 5' 4" (1.95m x 1.65m)  
Three piece suite white suite which comprises of a bath with electric shower over, WC and wash hand basin. Tiled flooring and part tiled walls. Extractor fan.



**EXTERIOR**  
Externally there is an open plan lawned garden to the front with mature hedging and a driveway, providing private parking. To the rear is a lawned garden with a paved and pebbled area and mature trees and shrubs.

**ADDITIONAL INFORMATION**  
Tenure: Freehold  
Council Tax Band: B