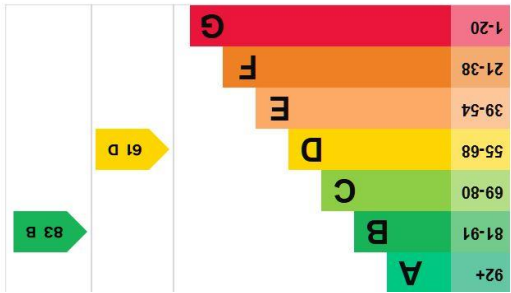


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

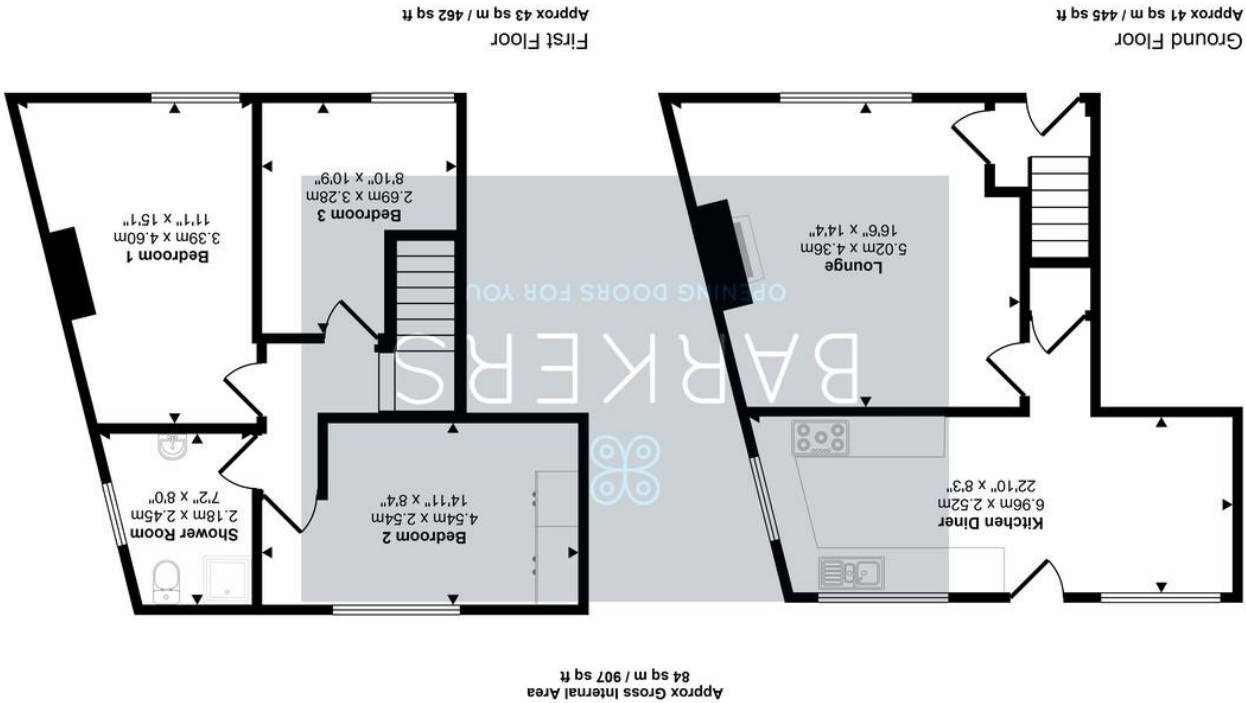
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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



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.



244 Oxford Road

Gomersal, BD19 4RE

Offers Over £185,000

- EXTENDED CHARACTER PROPERTY
- ENTRANCE HALL
- LOUNGE
- DINING KITCHEN
- BASEMENT CELLAR
- THREE BEDROOMS
- MODERN SHOWER ROOM
- GARDEN TO THE FRONT
- SHARED COURTYARD TO THE REAR



Full Description

Offered for sale is this well presented three bedroomed extended character property which offers good sized accommodation and must be viewed to be appreciated. Situated in the heart of Gomersal village within walking distance of local shops, amenities, 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, gas central heating and a security alarm system. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement cellar, three bedrooms and modern shower room. Externally there is a small enclosed garden to the front and a shared courtyard to the rear.

ENTRANCE HALL

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

LOUNGE

16' 6" x 14' 4" (5.03m x 4.37m)

This light and airy room benefits from a high ceiling and large window allowing plentiful natural light. The focal point of this room is a feature fireplace with a wood burning stove. There are part panelled walls, ornate coving and ceiling rose. A door leads into the inner hall.

INNER HALL

Access to the dining kitchen and a door leads to the basement cellar.

BASEMENT CELLAR

Split into two rooms and provides useful storage.

DINING KITCHEN

22' 10" x 8' 3" (6.96m x 2.51m)

Fitted with a range of modern wall and base units with complementary wood effect work surfaces, splash back tiling and an inset ceramic 1 1/2 bowl sink with a mixer tap. Range style cooker with an extractor over space for an American style fridge/freezer, plumbing for a washing machine and space for a tumble dryer. Beams to the ceiling, vinyl flooring and a door leads out to the shared courtyard at the rear.

FIRST FLOOR LANDING

Doors leads to three good sized bedrooms and the modern shower room.

BEDROOM ONE

15' 1" x 11' 1" (4.6m x 3.38m)

Double room with a built-in storage area with a hanging rail.

BEDROOM TWO

14' 11" x 8' 4" (4.55m x 2.54m)

Double room with built-in wardrobes and cupboards.

BEDROOM THREE

10' 9" max x 8' 10" max (3.28m x 2.69m)

Good sized third bedroom with a built - in storage area with a hanging rail.



SHOWER ROOM

8' 0" x 7' 2" (2.44m x 2.18m)

Fitted with a three piece modern white suite which comprises of a walk-in double shower enclosure, wash basin inset into a vanity unit and W.C. Vinyl flooring and tiled walls.

EXTERIOR

To the front of the property there is an enclosed low maintenance garden whilst to the rear there is access to a shared courtyard.

ADDITIONAL INFORMATION

Tenure- Freehold

Council tax band - B

