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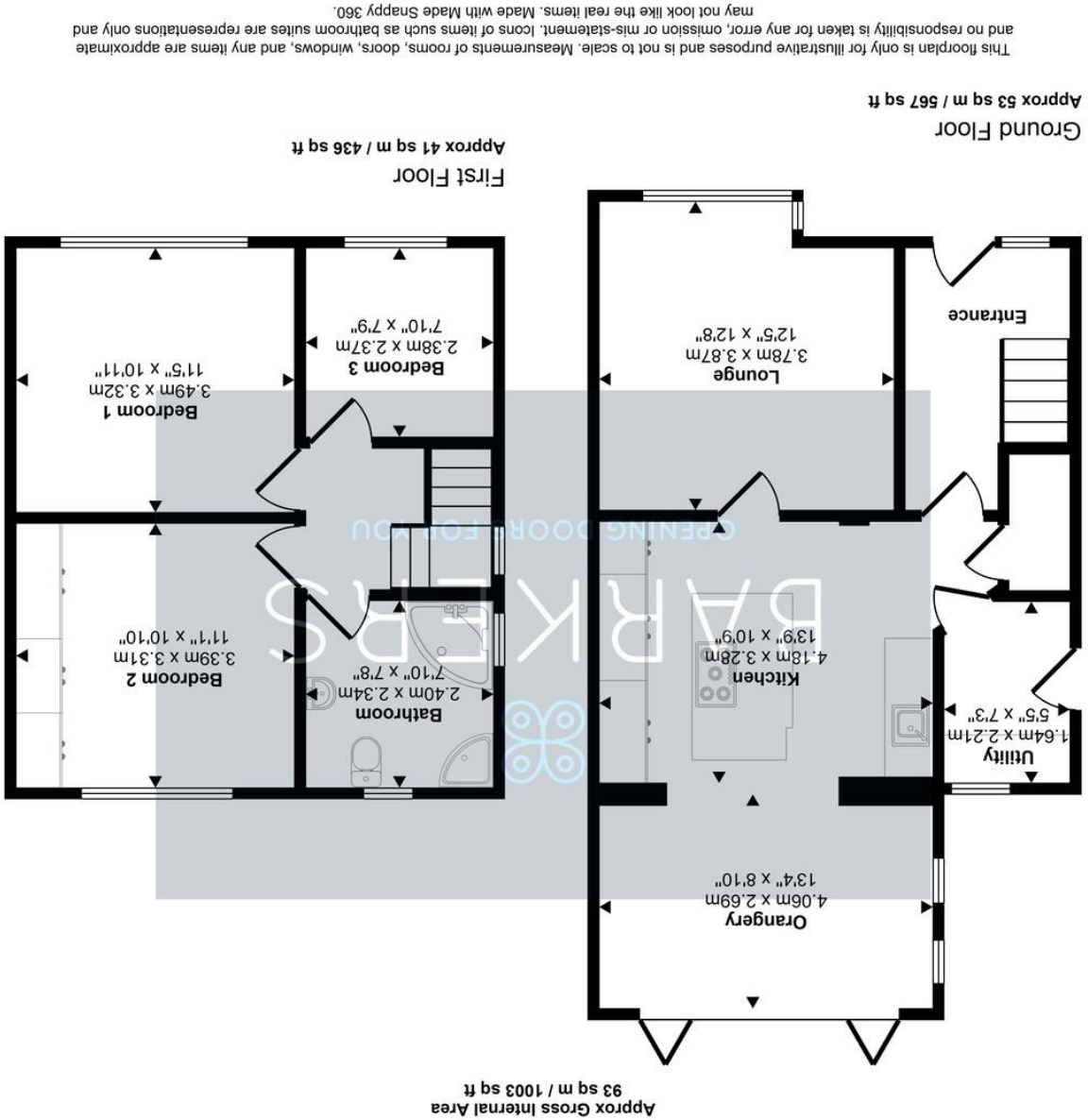
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4 Old Lane,

Birkenshaw, Bradford

West Yorkshire, BD11 2JX



119 Spen Lane
Cleckheaton, BD19 4AB
Asking Price £268,000

- EXTENDED SEMI DETACHED FAMILY HOME

VIEWS OVER WOODLAND

ENTRANCE HALL

LOUNGE, MODERN KITCHEN

ORANGERY, UTILITY ROOM
- THREE BEDROOMS

HOUSE BATHROOM

DRIVEWAY & GARAGE

GARDENS FRONT & REAR



Full Description

Offered for sale is this well presented extended semi detached family home with views over woodland to the front elevation. Ideally situated within easy reach of local schools, 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 and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, modern kitchen, orangery, utility room, three bedrooms and family bathroom. Externally there is a driveway which provides private parking, garage and gardens to the front and rear.

ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring, useful built-in storage cupboard, staircase leading to the first floor landing and a door leads into the kitchen.

KITCHEN

13' 9" x 10' 9" (4.19m x 3.28m)

This impressive kitchen is fitted with a range of modern wall and base units with complementary work surfaces, coordinating splash backs, inset sink with a mixer tap and a feature island incorporating an induction hob and further storage cupboards. Integrated full height fridge and freezer, dishwasher, microwave and electric oven. Modern vertical radiator, inset spotlights to the ceiling and laminate flooring. Doors lead to the utility room, lounge and an archway leads into the orangery.

UTILITY ROOM

7' 3" x 5' 5" (2.21m x 1.65m)

With useful work surface space, plumbing for a washing machine and space for a tumble dryer. A door leads out to the side elevation.

ORANGERY

13' 4" x 8' 10" (4.06m x 2.69m)

With wood flooring and bi-fold doors leading out to the rear garden.

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m)

This rooms enjoys views over woodland and has wood flooring, wall lights and a modern vertical radiator.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the modern house bathroom.

BEDROOM ONE

11' 5" x 10' 10" (3.49m x 3.32m)

Double room.

BEDROOM TWO

11' 1" x 10' 10" (3.39m x 3.31m)

Double room with fitted wardrobes and drawers.

BEDROOM THREE

7' 10" x 7' 9" (2.39m x 2.36m)

Single room with views over woodland.



HOUSE BATHROOM

7' 10" x 7' 9" (2.39m x 2.36m)

Fitted with a four piece white suite which comprises of a corner shower cubicle, wash basin inset into a vanity unit, bath with mixer shower tap and W.C. Tiled flooring and part tiled walls.

EXTERIOR

To the front of the property there is a lawned garden with well stocked planted borders alongside a driveway which provides private parking and leads to the garage. To the rear there is an enclosed lawned garden with a paved patio area.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

