

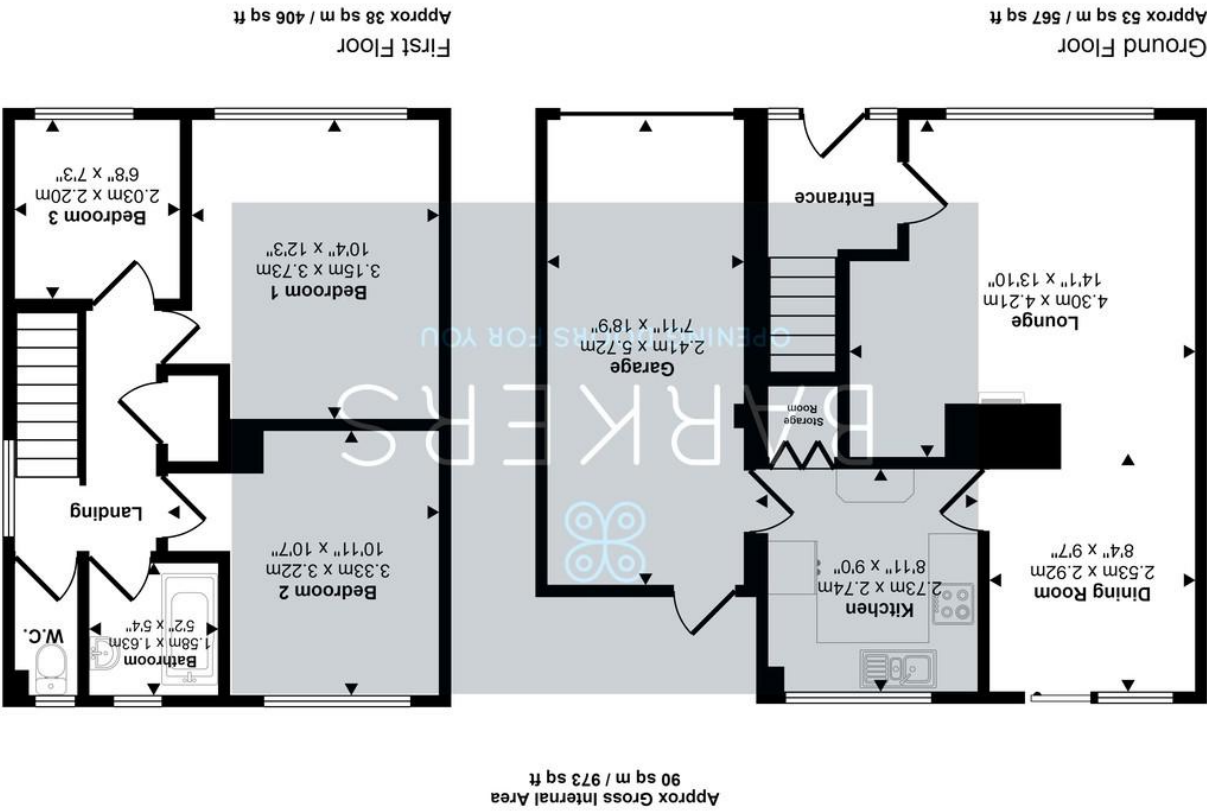
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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



25 Southcroft Gate
Birkenshaw, BD11 2DQ
Asking Price Of £240,000

- DETACHED PROPERTY
- KITCHEN
- LOUNGE/DINER
- THREE BEDROOMS
- HOUSE BATHROOM
- DRIVEWAY LEADING TO SINGLE GARAGE
- GARDENS FRONT & REAR
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING



Full Description

Offered for sale with NO CHAIN is this three bedroomed detached family home which would benefit from some updating and must be viewed to be appreciated. Ideally situated within walking distance of the highly regarded BBG Academy and Birkenshaw Primary School, close to local amenities and just minutes from junctions 26 and 27 of the M62 motorway network. The accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate W.C. Externally there is a driveway providing private parking, integral garage and gardens to the front and 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 to the lounge.

LOUNGE

14' 1" x 13' 10" (4.29m x 4.22m)

Featuring gas fired inset fireplace, laminate flooring and wall lights.

DINING ROOM

9' 7" x 8' 4" (2.92m x 2.54m)

With laminate flooring, patio doors leading out into the rear garden.

KITCHEN

9' 0" x 8' 11" (2.74m x 2.72m)

Fitted with modern wall and base units, complementary work surfaces with splashback tiling, inset one and half bowl sink with mixer tap, double electric oven, ceramic hob, plumbing for automatic washing machine, storage pantry.

FIRST FLOOR LANDING

Doors lead to three bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

12' 3" x 10' 4" (3.73m x 3.15m)

Double bedroom with laminate flooring.

BEDROOM TWO

10' 11" x 10' 7" (3.33m x 3.23m)

Double bedroom with laminate flooring, loft access point.

BEDROOM THREE

7' 3" x 6' 8" (2.21m x 2.03m)

Single bedroom.

BATHROOM

5' 4" x 5' 2" (1.63m x 1.57m)

Fitted with two piece suite comprising panelled bath with shower over, pedestal hand wash basin, fully tiled walls.

SEPARATE W.C.

Fitted with a low flush W.C.



EXTERIOR

Externally there is a driveway which provides private parking and leads to an integral garage. To the front there is an open plan lawned garden whilst to the rear there is a lawned garden with a paved patio area.

DIRECTIONS

From our Birkenshaw office head north west on Old Lane towards Woodlands Fold then left onto Town Street then right onto Mill Lane then right onto Southfield Terrace then left onto South Croft Gate where the property will be identified on the left.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

DISCLAIMER

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

