

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 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 not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only.

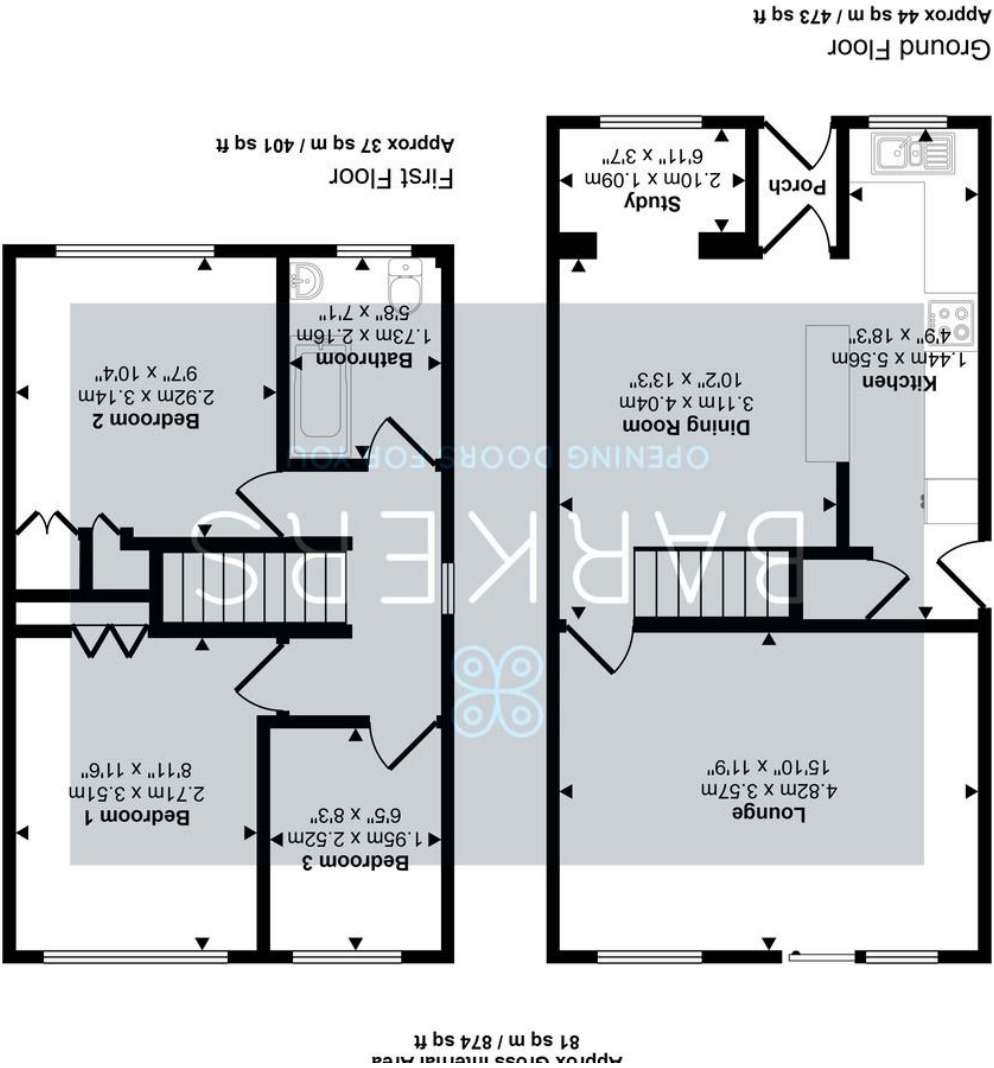
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4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

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.



BARKERS
OPENING DOORS FOR YOU



323c Bradford Road
Cleckheaton, BD19 3UQ
£275,000

- DETACHED FAMILY HOME
- OFFERED FOR SALE WITH NO CHAIN
- STAMP DUTY PAID
- BEAUTIFULLY LANDSCAPED GARDEN
- PRIVATE PARKING & GARAGE
- DINING ROOM, KITCHEN
- LOUNGE
- THREE BEDROOMS
- HOUSE BATHROOM



Full Description

Offered for sale with NO CHAIN & STAMP DUTY PAID is this superb detached family home which enjoys a peaceful outlook to the rear, a beautifully landscaped garden, private parking and a garage. Ideally situated close to local schools, shops, amenities and within easy reach of 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 porch, dining room, kitchen, lounge, three bedrooms and bathroom.

ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the dining room.

DINING ROOM

13' 3" x 10' 2" (4.04m x 3.1m)

This useful second reception room has an archway leading to a study area, stair leading to the first floor and a door leads into the lounge. Access to the kitchen.

KITCHEN

18' 3" x 4' 9" (5.56m x 1.45m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset 1 1/2 bowl stainless steel sink. Space for a gas cooker with a built-in extractor over, integrated dishwasher and fridge/freezer and a useful storage cupboard with plumbing for a washing machine. Tiled flooring and a door leads to tor the side of the property.

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

This light and spacious room has patio doors leading out to the beautifully landscaped rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

11' 6" x 8' 11" (3.51m x 2.72m)

Double room.

BEDROOM TWO

10' 4" x 9' 7" (3.15m x 2.92m)

Double room.

BEDROOM THREE

8' 3" x 6' 5" (2.51m x 1.96m)

Good sized third bedroom.

HOUSE BATHROOM

7' 1" x 5' 8" (2.16m x 1.73m)

Fitted with a three piece white suite which comprises of a bath with an electric shower and glass screen, W.C. and wash basin. Tile effect flooring and tiled walls.



EXTERIOR

To the front of the property there is private parking, garage and a lawned garden. To the rear there is a beautifully landscaped enclosed garden with a lawn, paved patio areas, rockery with mature planting and a water feature.

This fully enclosed space offers a high degree of privacy and an ideal place for Al Fresco dining and outdoor entertaining. There is a small area of land beyond the rear fence on the title deeds which could be used to offer additional parking.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the first exit onto Bradford Road/A638 turn right onto Bradford Road then left to stay on Bradford Road where the property will be identified on the right by Barkers For Sale board.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

The boiler is approximately 5 years old and is annually serviced. Fibre broadband is available at this property.

