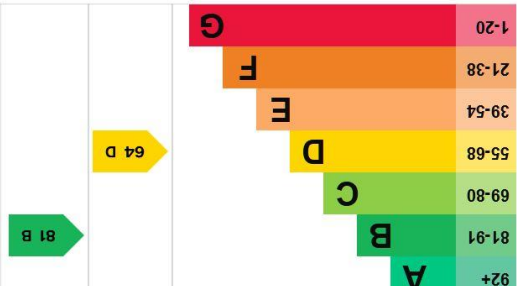


4 Old Lane,  
Birkenshaw, Bradford  
West Yorkshire, BD11 2JX

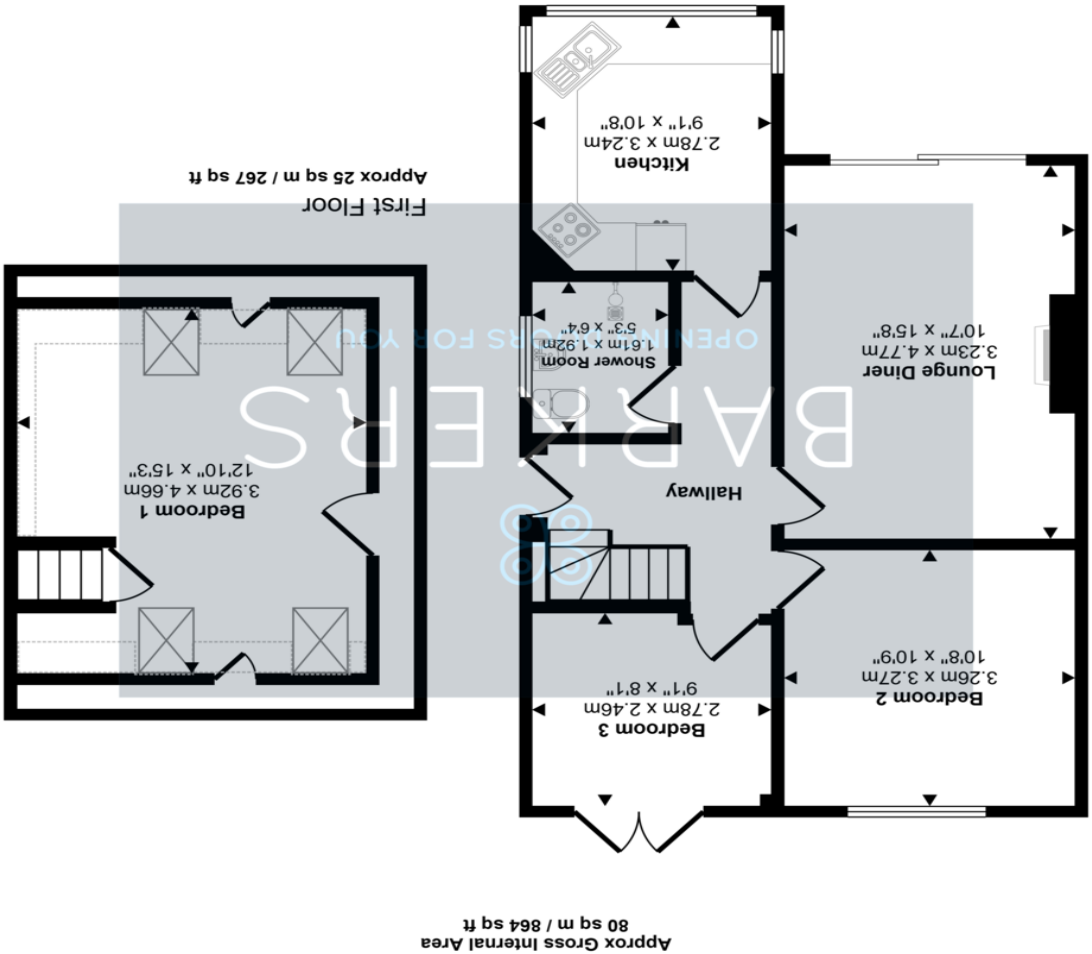
www.barkeresstateagents.co.uk  
0113 2879344  
enquiries@barkeresstateagents.co.uk



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



Ground Floor  
Approx 55 sq m / 597 sq ft  
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.



## 43 Dean Park Drive

Drighlington, Bradford, BD11 1AL

Asking Price Of £249,950

- SEMI DETACHED BUNGALOW
- KITCHEN
- LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- LARGE DRIVEWAY
- SINGLE DETACHED GARAGE
- GARDENS FRONT AND REAR
- SOUGHT AFTER LOCATION





# Full Description

## DESCRIPTION

Barkers are pleased to offer For Sale this three bedroom semi detached bungalow, situated in the popular and convenient location of Drighlington and being close to all local amenities and the transport network. The property briefly comprises; entrance hall, kitchen, lounge, three bedrooms and shower room. Outside there are lawned gardens to the front with borders and shrubs to the rear there is a paved patio area ideal for outside entertaining, large driveway to the side providing ample off street parking leading to a detached single garage.

## ENTRANCE HALL

With doors leading to the kitchen, lounge, bathroom and two bedrooms and stairs to first floor.

## KITCHEN

9' 1" x 10' 8" (2.77m x 3.25m)  
Fitted with a range of wood effect wall and base units, complementary work surfaces, built-in oven, 4 ring gas hob, built in washing machine, built-in fridge/freezer. Breakfast bar unit. Tiled flooring.

## LOUNGE/DINER

10' 7" x 15' 8" (3.23m x 4.78m)  
Light and airy room with feature fireplace with log burner, patio doors leading to the front garden, ceiling spotlights.

## BEDROOM TWO

10' 8" x 10' 9" (3.25m x 3.28m)  
Double bedroom, ceiling spotlights.

## BEDROOM THREE

9' 1" x 8' 1" (2.77m x 2.46m)  
Double room with patio doors leading out into the rear garden.

## SHOWER ROOM

5' 3" x 6' 4" (1.6m x 1.93m)  
Wet room featuring shower, low flush WC, pedestal wash hand basin, fully tiled walls, vinyl flooring.

## LANDING

With stairs leading to the first floor landing, door leading off into the main bedroom.

## BEDROOM ONE

12' 10" x 15' 3" (3.91m x 4.65m)  
Double bedroom with built in wardrobes, velux windows, ceiling spotlights.

## EXTERIOR

Large driveway to the front of the property leading to a single garage, lawned area with shrubs and borders, to the rear of the property is a paved patio area ideal for outside entertaining with a lawned area with borders and shrubs.



## DIRECTIONS

From our Birkenshaw office, turn left onto the A58 / Whitehall Road East and proceed for approx. 0.5 mile. At the roundabout, take the 2nd exit and proceed for approx. 0.6 mile and then take a sharp left onto B6135 / Bradford Road and the turn left onto Dean Park Drive, where the property can be identified by our For Sale board.

## ADDITIONAL INFORMATON

Tenure: Freehold  
Council Tax Band: C







Call us now to arrange your FREE valuation!

Contact us: 0113 2879344 / 01274869671    [www.barkersestateagents.co.uk](http://www.barkersestateagents.co.uk)