



BARKERS

OPENING DOORS FOR YOU



86 Birkenshaw Lane

Birkenshaw, Bradford, BD11 2HQ

Offers Over £150,000

Property Description

DESCRIPTION

We are pleased to offer for sale with NO ONWARD CHAIN this two bedroomed cottage with uPVC double glazing, gas fired central heating, situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: kitchen/diner, cellar, two double bedrooms, house bathroom, small yard to the front, access to the rear with parking for two vehicles.

ENTRANCE HALL

Composite part glazed door leading into the lounge with stairs leading to the first floor landing.

LOUNGE

13' 11" x 18' 4" (4.24m x 5.59m) Featuring a gas fire with open stairs leading to the first floor, double doors leading into the kitchen/diner, door leading to the cellar.

CELLAR

12' 7" x 8' 5" (3.84m x 2.57m) With access from the lounge.

KITCHEN/DINER

14' 7" x 12' 10" (4.44m x 3.91m) Fitted with wall and base units, complementary work surfaces, gas hob with extractor over, electric oven, space for washing machine, fridge/freezer, door leading out into the rear yard and parking area.

LANDING

Stairs leading to the first floor landing with doors leading into two double bedrooms and house bathroom.

BEDROOM ONE

10' 8" x 8' 2" (3.25m x 2.49m) Double bedroom.

BEDROOM TWO

8' 2" x 9' 3" (2.49m x 2.82m) Double bedroom with loft access.

HOUSE BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m) Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, fully tiled walls.

EXTERIOR

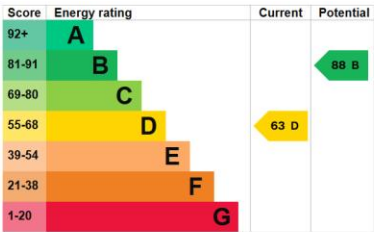
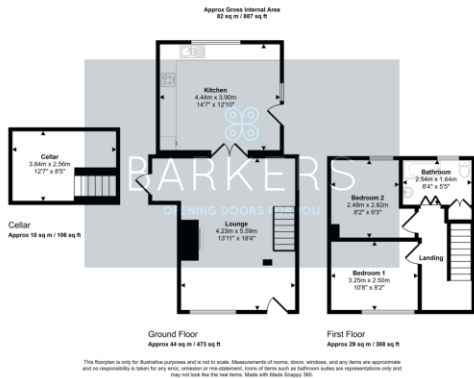
Small yard to the front of the property, access to the rear of the property with two parking spaces.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk continue on Birkenshaw Lane and the property will be identified on the right.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: B



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

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

