

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

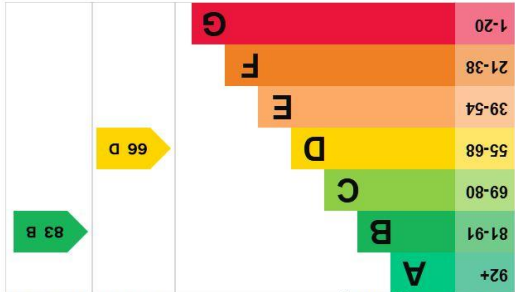
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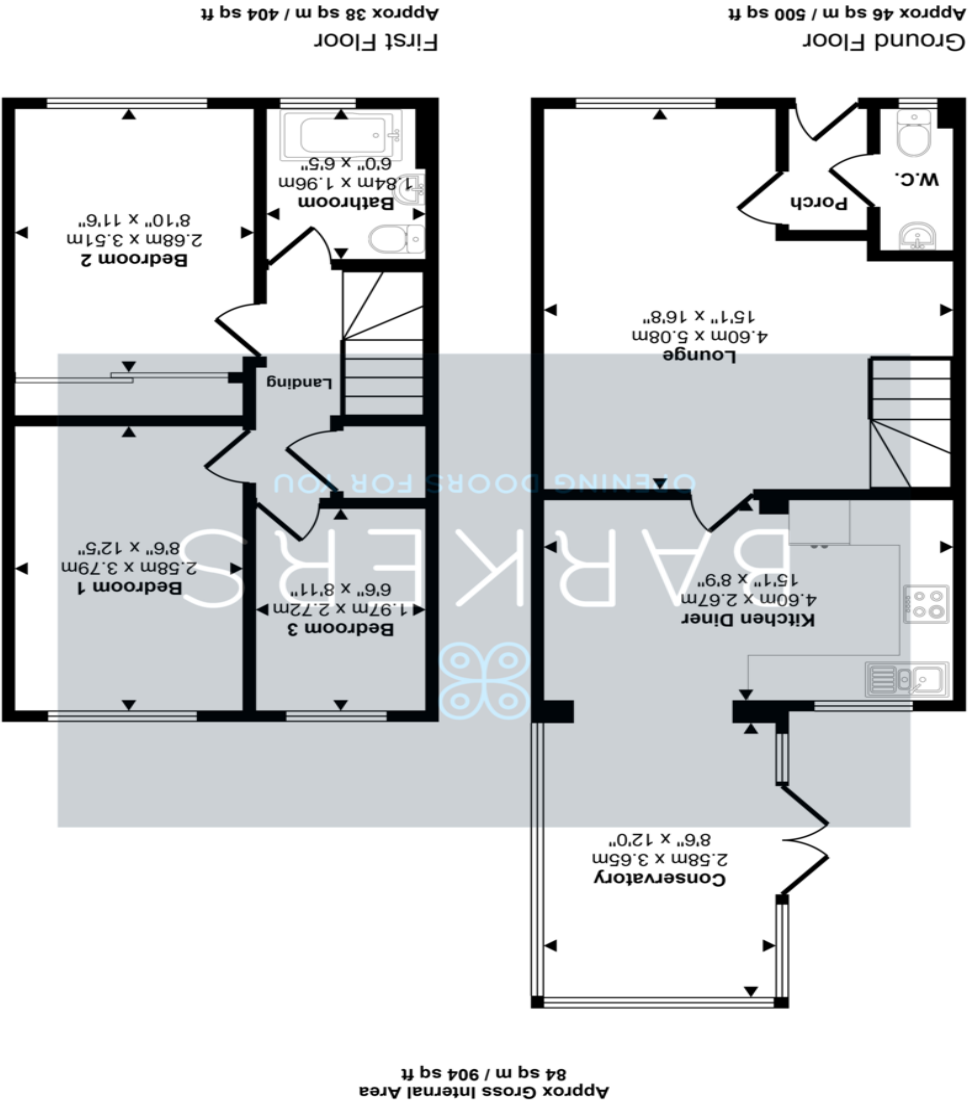
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



OPENING DOORS FOR YOU



8 Summerbank Close  
Drighlington, Bradford, BD11 1LQ  
Asking Price Of £290,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CUL DE SAC POSITION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EXTENSION TO THE REAR
- GARDENS FRONT & REAR
- GARAGE
- SOUGHT AFTER LOCATION





# Full Description

## DESCRIPTION

We have pleasure in offering For Sale this well presented three bedroomed semi detached property, situated in a cul de sac position in this sought after development. The property benefits from uPVC double glazing, gas central heating with quality fixtures and fittings throughout. Accommodation briefly comprises: Entrance hall, downstairs WC, lounge, dining kitchen, extension to the rear, three bedrooms and bathroom. Externally it has a driveway leading to garage, lawned garden to front and to the rear there is a private garden with lawned garden area and decked area.

## ENTRANCE PORCH

With door to lounge. Access to downstairs WC.

## DOWNSTAIRS WC

Comprising a low flush WC and hand wash basin.

## LOUNGE

15' 1" x 16' 7" (4.60m x 5.08m)

Spacious light and airy room with stairs to first floor and door to kitchen.

## DINING KITCHEN

15' 1" x 8' 9" (4.60m x 2.67m)

Featuring a range of stylish wall and base units with complementary Quartz worktops, built-in electric oven and 5 ring electric hob, built-in fridge freezer, dishwasher and washing machine. Modern sink unit with mixer tap. Part tiled walls and tiled flooring. Spotlights to the ceiling.

## EXTENSION

8' 5" x 11' 11" (2.58m x 3.65m)

Lovely spacious extension with patio doors leading to the rear garden. Tiled flooring. Spotlights to the ceiling.

## FIRST FLOOR LANDING

With doors to three bedrooms and bathroom.

## BEDROOM ONE

8' 5" x 12' 5" (2.58m x 3.79m)

Master bedroom with built-in wardrobes with sliding doors.

## BEDROOM TWO

8' 9" x 11' 6" (2.68m x 3.51m)

Double room.

## BEDROOM THREE

8' 10" x 6' 5" (2.70m x 1.96m)

Single room with laminate flooring.

## BATHROOM

38' 10" x 6' 5" (11.84m x 1.96m)

Fully tiled bathroom comprising a white three piece suite of bath with shower over and glass screen, WC and wash hand basin set in unit, with feature mirror. Spotlights to the ceiling. Extractor fan.



## EXTERIOR

The property benefits from a lawned area to the front with garage and parking. To the rear is a private enclosed garden with a decked area and lawned garden area and features borders with plants and shrubs.

## DIRECTIONS

From our Birkenshaw office turn left onto A58 / Whitehall Road East and proceed for approximately 0.5 mile to the roundabout. At the roundabout, take the 2nd exit and proceed for approx. 0.7 mile and keep straight to get onto Whitehall Road. Proceed and turn right Summerbank Close.

## ADDITIONAL INFORMATION

Tenure: Freehold:

Council Tax Band: C

