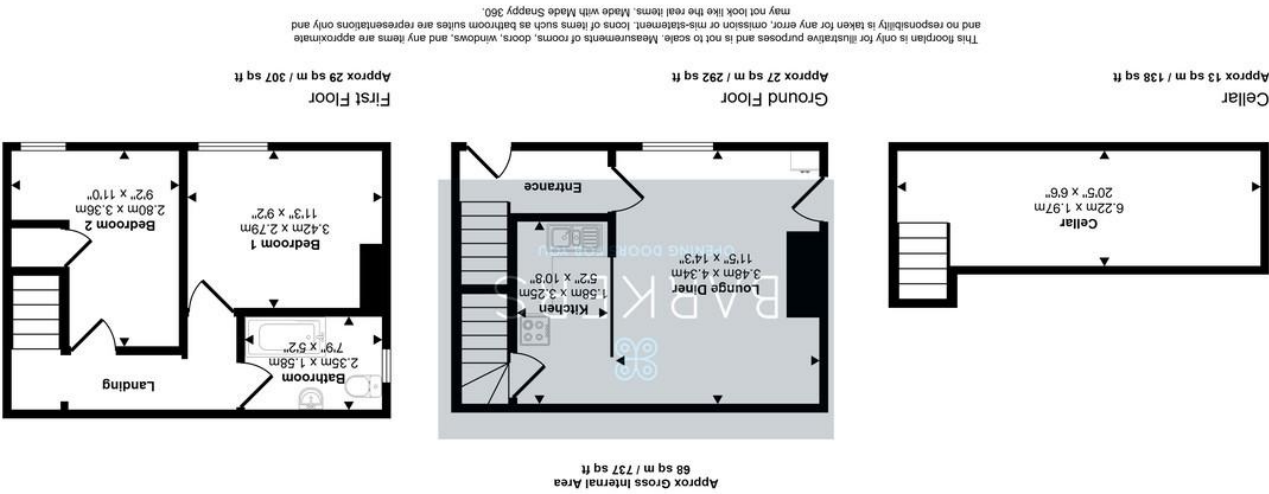
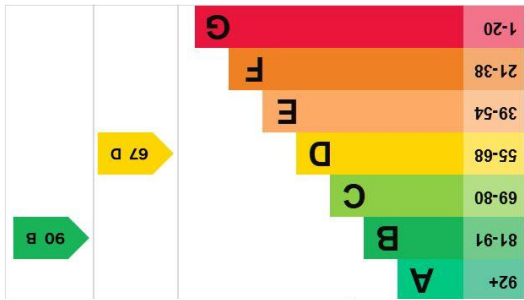


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been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



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



4 St. Johns Place  
Birkenshaw, Bradford, BD11 2JD  
Asking Price Of £130,000

- END TERRACED PROPERTY
- KITCHEN
- LOUNGE
- CELLAR
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING





# Full Description

## DESCRIPTION

We are pleased to offer to the market this two bedroomed end terraced property ideal for the First Time buyer or Investor with gas central heating and uPVC double glazing with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen, cellar, two double bedrooms, house bathroom, parking space to the side of the property.

## ENTRANCE HALL

Composite door leading into the entrance hall with doors leading off into the lounge, stairs leading to the first floor landing.

## LOUNGE

11' 5" x 14' 3" (3.48m x 4.34m)

Door leading out to the parking space, low level wall which separates the kitchen area.

## KITCHEN

5' 2" x 10' 8" (1.57m x 3.25m)

Fitted with modern wall and base units, complementary work surfaces, inset one and half bowl sink, space for freestanding cooker, part tiled walls, steps leading down into the cellar.

## CELLAR

20' 5" x 6' 6" (6.22m x 1.98m)

Plumbing for automatic washing machine and dryer, space for fridge freezer, cellar head.

## LANDING

With stairs leading to the first floor landing with doors leading off into two double bedrooms, house bathroom.

## BEDROOM ONE

11' 3" x 9' 2" (3.43m x 2.79m)

Double bedroom

## BEDROOM TWO

9' 2" x 11' 0" (2.79m x 3.35m)

Small double bedroom with storage

## HOUSE BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with rainfall shower over, part tiled walls, tiled flooring.

## EXTERIOR

Parking space to the side of the property.



## DIRECTIONS

From our Birkenshaw Office head north west on Old Lane towards Woodlands Fold then left onto Town Street then left onto St Johns Place where the property will be identified on the right.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

