

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

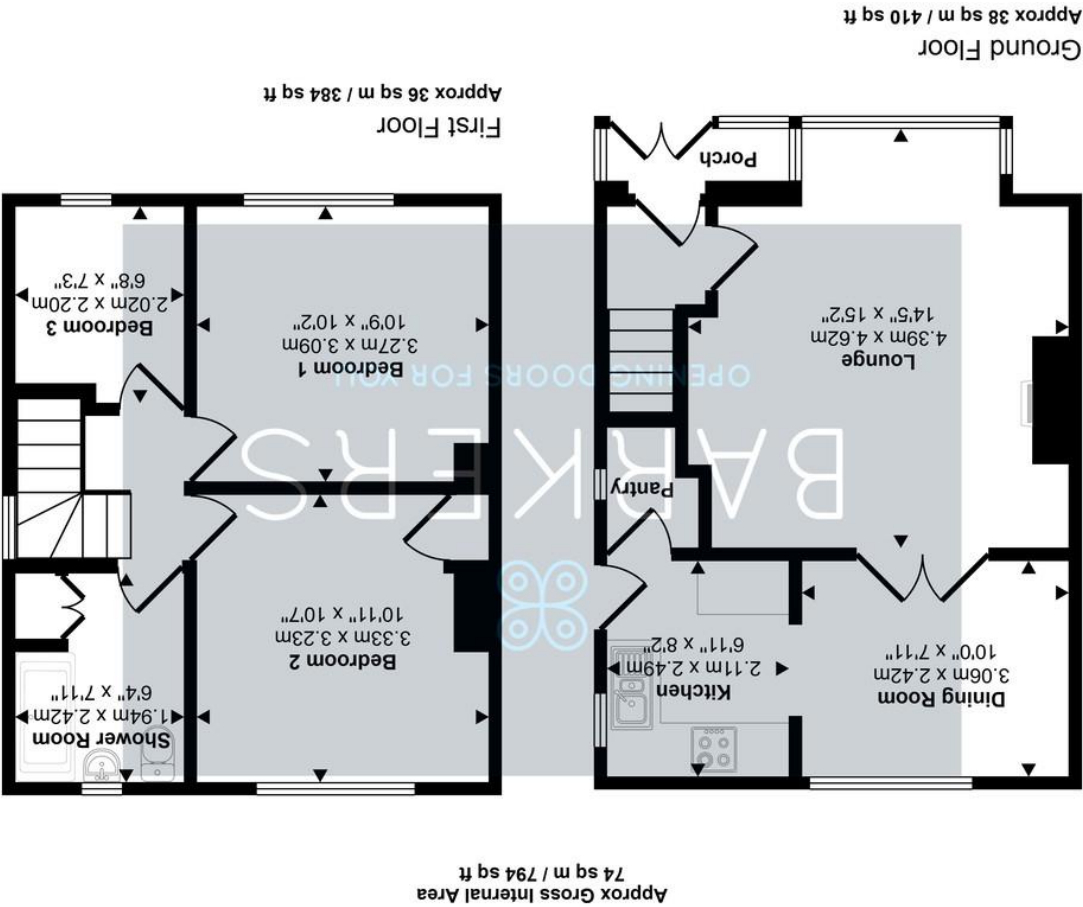
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



43 South View Road  
East Bierley, BD4 6PJ  
OIRO £290,000

- OFFERED WITH NO CHAIN
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- DRIVEWAY WITH AMPLE PARKING
- DETACHED GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES





# Full Description

## DESCRIPTION

Barkers have pleasure in offering For Sale with NO CHAIN this three bedroom semi detached house situated in the sought after village of East Bierley, being close to local amenities and good transport links. The property benefits from gas central heating and uPVC double glazing. The property briefly comprises: Entrance porch, lounge, dining room, kitchen, three bedrooms to first floor and shower room. Outside there is a driveway providing ample off street parking leading to a detached garage. To the front of the property the garden has a range to shrubs and bushes and to the rear there is split level garden area with paved patio area and steps down to a pebbled garden area.

## ENTRANCE PORCH

French doors lead into the entrance porch, with door to hallway.

## HALLWAY

Stairs to first floor and door to lounge.

## LOUNGE

14' 4" x 15' 1" (4.39m x 4.62m)

Spacious room featuring a bay window, stone fireplace with Living Flame gas fire, hearth and back. French doors lead to the dining room.

## DINING ROOM

10' 0" x 7' 11" (3.06m x 2.42m)

Archway leads to the kitchen.

## KITCHEN

6' 11" x 8' 2" (2.11m x 2.49m)

Fitted with a range of wall and base units with contrasting worktops, splashback tiling, sink with mixer tap and drainer, electric oven, electric hob with built-in extractor fan over, plumbing for washing machine, door to side storage pantry. Vinyl flooring.

## FIRST FLOOR LANDING

With loft access. Doors to three bedrooms and shower room.

## BEDROOM ONE

10' 8" x 10' 1" (3.27m x 3.09m)

Double room.

## BEDROOM TWO

10' 11" x 10' 7" (3.33m x 3.23m)

Double room with built-in cupboards.

## BEDROOM THREE

6' 7" x 7' 2" (2.02m x 2.20m)

Single room to front.

## SHOWER ROOM

6' 4" x 7' 11" (1.94m x 2.42m)

Modern white suite featuring a walk-in double shower cubicle with glass screen, low flush WC and wash hand basin in vanity unit. Chrome heated towel rail. Tiled walls and flooring. Spotlights.



## EXTERIOR

Outside there is a driveway providing ample off street parking leading to a detached garage. To the front of the property the garden has a range to shrubs and bushes and to the rear there is split level garden area with paved patio area and steps down to a pebbled garden area.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

## DIRECTIONS

From our Birkenshaw office leave from Old Lane and turn left onto Town Street and then turn right onto Bradford Road/A651 and proceed for approx 0.6 miles and the turn left onto South View Road. The property can be identified by our For Sale board.





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arrange your  
FREE  
valuation!

Contact us: 0113 2879344 / 01274869671

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