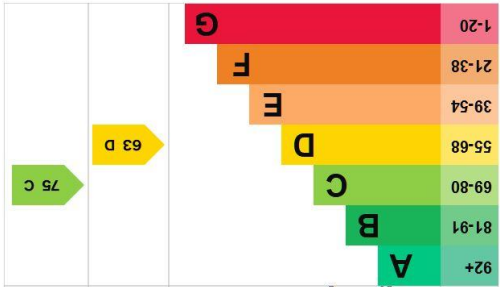


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

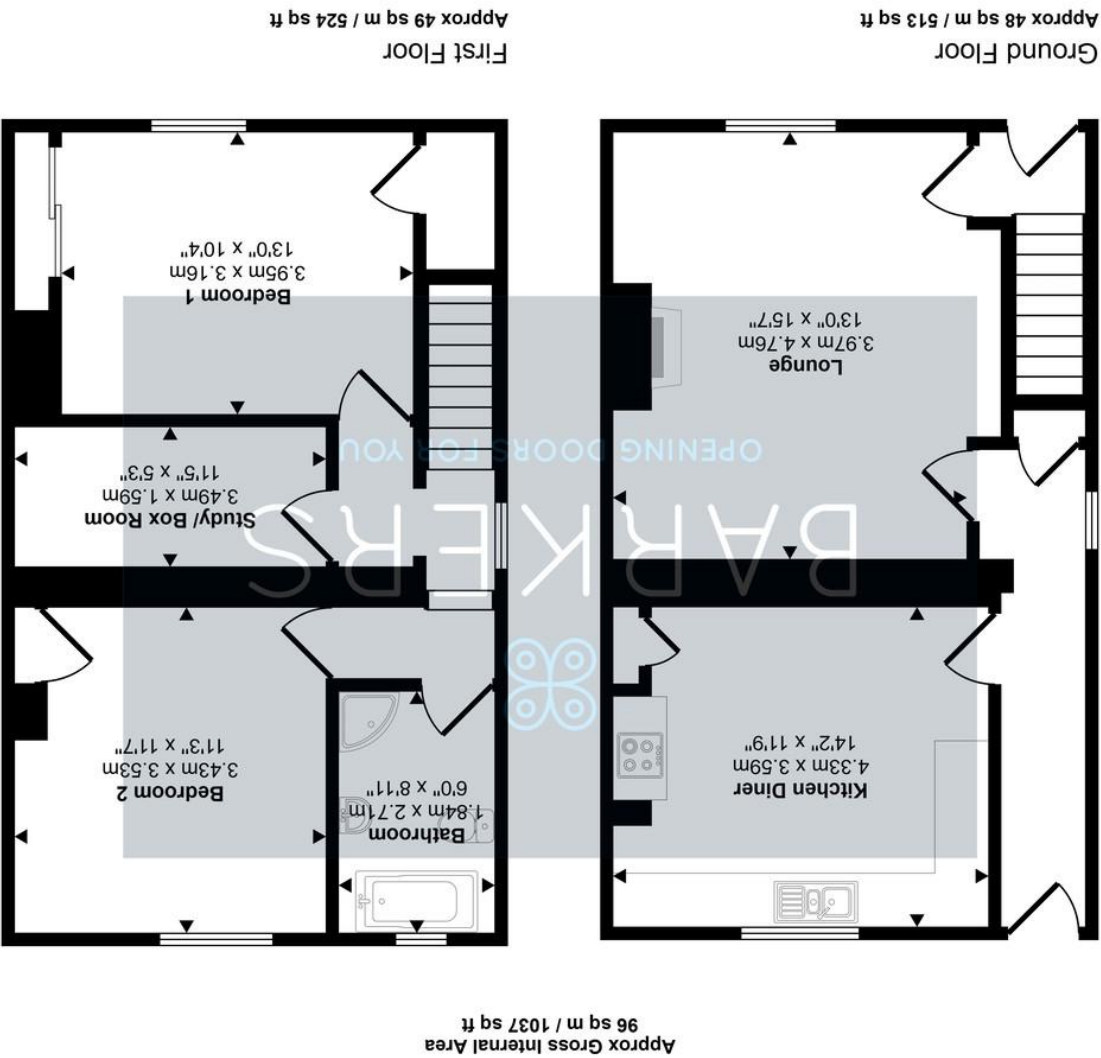
www.barkersstateteagents.co.uk
0113 2879344
enquiries@barkersstateteagents.co.uk



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



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.



767 Bradford Road
East Bierley, BD4 6PQ
Offers Over £160,000

- SEMI DETACHED PROPERTY
- IN NEED OF SOME REFURBISHMENT
- PRIVATE PARKING & GARAGE
- GARDEN TO THE FRONT
- LOUNGE, DINING KITCHEN
- BASEMENT CELLAR
- TWO DOUBLE BEDROOMS
- STUDY/ BOX ROOM
- BATHROOM



Full Description

Offered for sale with NO CHAIN is this semi detached property which is in need of some modernisation. Ideally situated within easy reach of local amenities, schools, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement cellar, rear hall, two double bedrooms, study/box room and a house bathroom. Externally there is a garden to the front and private parking and a garage to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

LOUNGE

15' 7" x 13' 0" (4.75m x 3.96m)

Featuring a fireplace and a door leading into the rear hall.

REAR HALL

Doors lead to the basement cellar, dining kitchen and out to the rear of the property.

BASEMENT CELLAR

Provides useful storage.

DINING KITCHEN

14' 2" x 11' 9" (4.32m x 3.58m)

Featuring a range of recently fitted modern wall and base units with complementary work surfaces, splash back tiling and an inset sink. Electric oven and gas hob with a chimney style extractor over built into the chimney breast, space for a fridge/freezer and plumbing is available for a washing machine.

FIRST FLOOR LANDING

Doors lead to two double bedrooms, study/box room and the house bathroom.

BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m)

Double room with built-in wardrobes.

BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m)

Double room with a built-in storage cupboard.

STUDY/BOX ROOM

11' 5" x 5' 3" (3.48m x 1.6m)

HOUSE BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m)

Fitted with a four piece suite which comprises of a bath, corner shower cubicle, wash basin and W.C.



EXTERIOR

To the front of the property there is an enclosed pebbled garden with a selection of mature trees and shrubs whilst to the rear there is a driveway providing private parking and a detached garage.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B





Call us now to
arrange your
FREE
valuation!

Contact us: 0113 2879344 / 01274869671

www.barkersestateagents.co.uk

