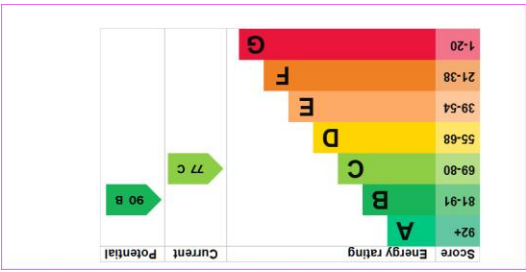


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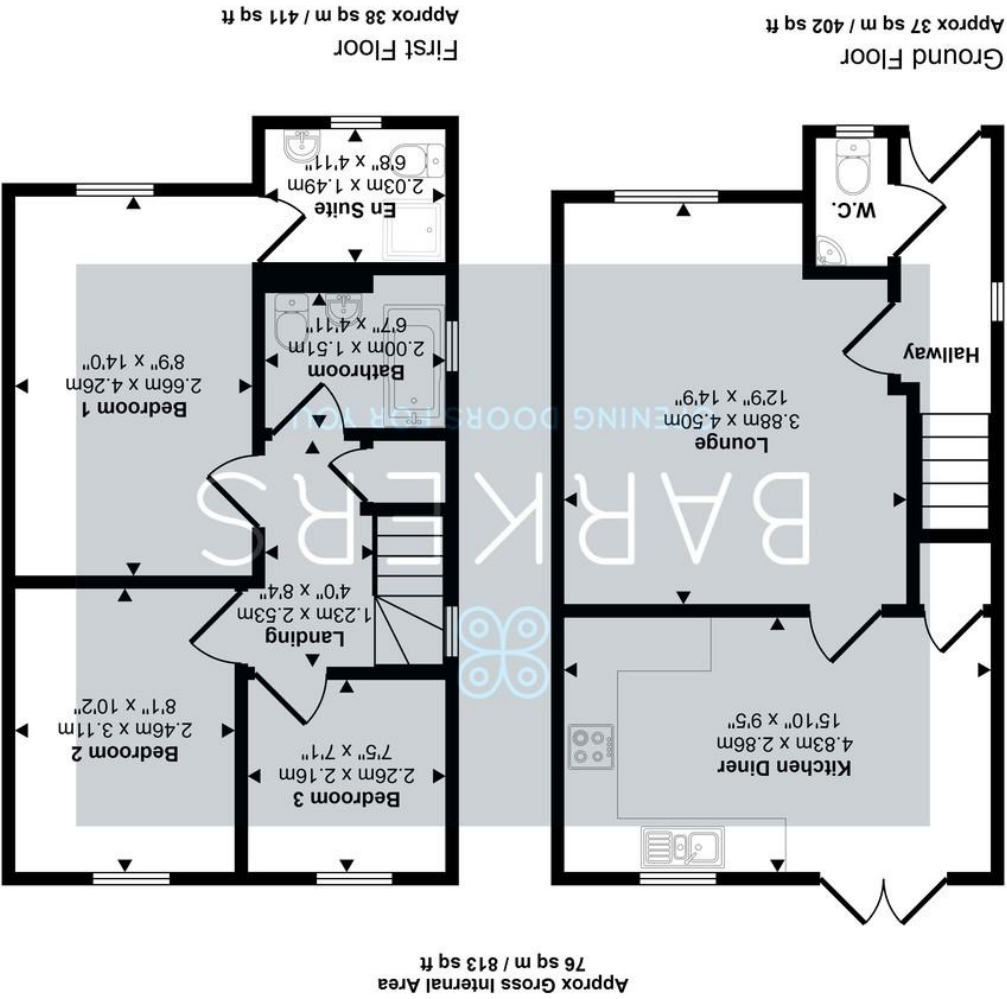


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



78 Hawthorn Lane  
Cleckheaton, BD19 3TR  
Asking Price Of £229,950

- SEMI DETACHED PROPERTY
- KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS
- HOUSE BATHROOM
- GARDENS TO THE REAR
- DRIVEWAY FOR SEVERAL VEHICLES
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING





# Full Description

## DESCRIPTION

We are pleased to offer for sale this well presented three bedroom semi-detached property with NO ONWARD CHAIN with gas fired central heating and uPVC double glazing, situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises:- entrance hall, lounge, dining/kitchen, cloak/WC, three bedrooms, en-suite to master bedroom, house bathroom, driveway to the front of the property with parking for several vehicles, enclosed lawned garden to the rear with paved patio area ideal for outside entertaining.

## ENTRANCE HALL

Composite front door leading into the entrance hall with laminate flooring, doors leading into the lounge, cloak/WC.

## CLOAKS/WC

Fitted with white two piece suite comprising low flush WC, pedestal hand wash basin, vinyl flooring.

## LOUNGE

12' 9" x 14' 9" (3.89m x 4.5m)

With laminate flooring and door leading into the dining/kitchen.

## KITCHEN/DINER

15' 10" x 9' 5" (4.83m x 2.87m)

Fitted with modern wall and base units with complementary work surfaces, inset one and half bowl sink with mixer tap, electric oven, gas hob with chimney extractor over, space for fridge freezer, plumbing for washing machine, laminate flooring, French doors leading out into the rear garden.

## LANDING

Stairs leading to the first floor landing with loft access and doors leading off into three bedrooms and house bathroom.

## BEDROOM ONE

8' 9" x 14' 0" (2.67m x 4.27m)

Double bedroom with door leading into en-suite bathroom.

## EN-SUITE SHOWER ROOM

6' 8" x 4' 11" (2.03m x 1.5m)

Fitted with white two piece suite comprising low flush WC, pedestal hand wash basin, shower cubicle, part tiled walls, vinyl flooring.

## BEDROOM TWO

8' 1" x 10' 2" (2.46m x 3.1m)

Double bedroom

## BEDROOM THREE

7' 5" x 7' 1" (2.26m x 2.16m)

Large single bedroom, laminate flooring.

## HOUSE BATHROOM

6' 7" x 4' 11" (2.01m x 1.5m)

Fitted with white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with mixer tap, part tiled walls, vinyl flooring.



## EXTERIOR

Driveway to the front with parking for several vehicles, enclosed lawned garden to the rear with paved patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenhead office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane then continue onto Whitechapel Road then left onto Hawthorn Lane then turn right and stay on Hawthorn Lane then right again where the property will be identified by our For Sale sign.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

