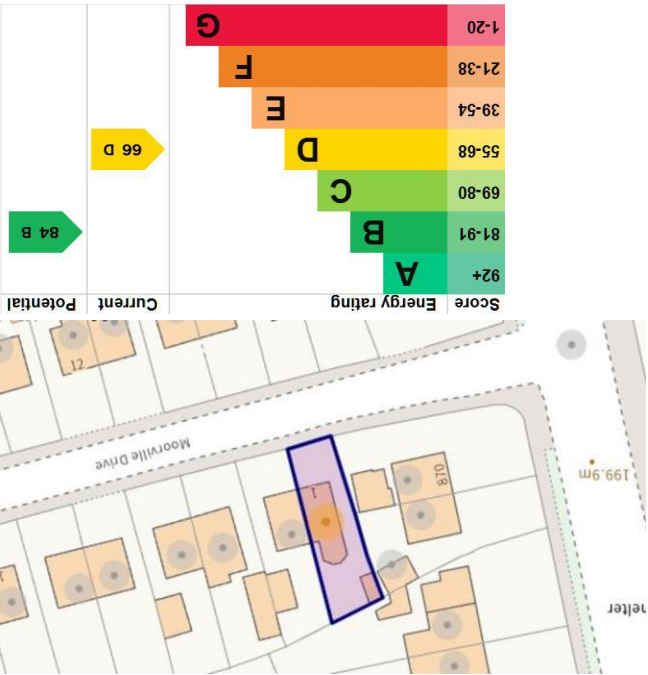


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

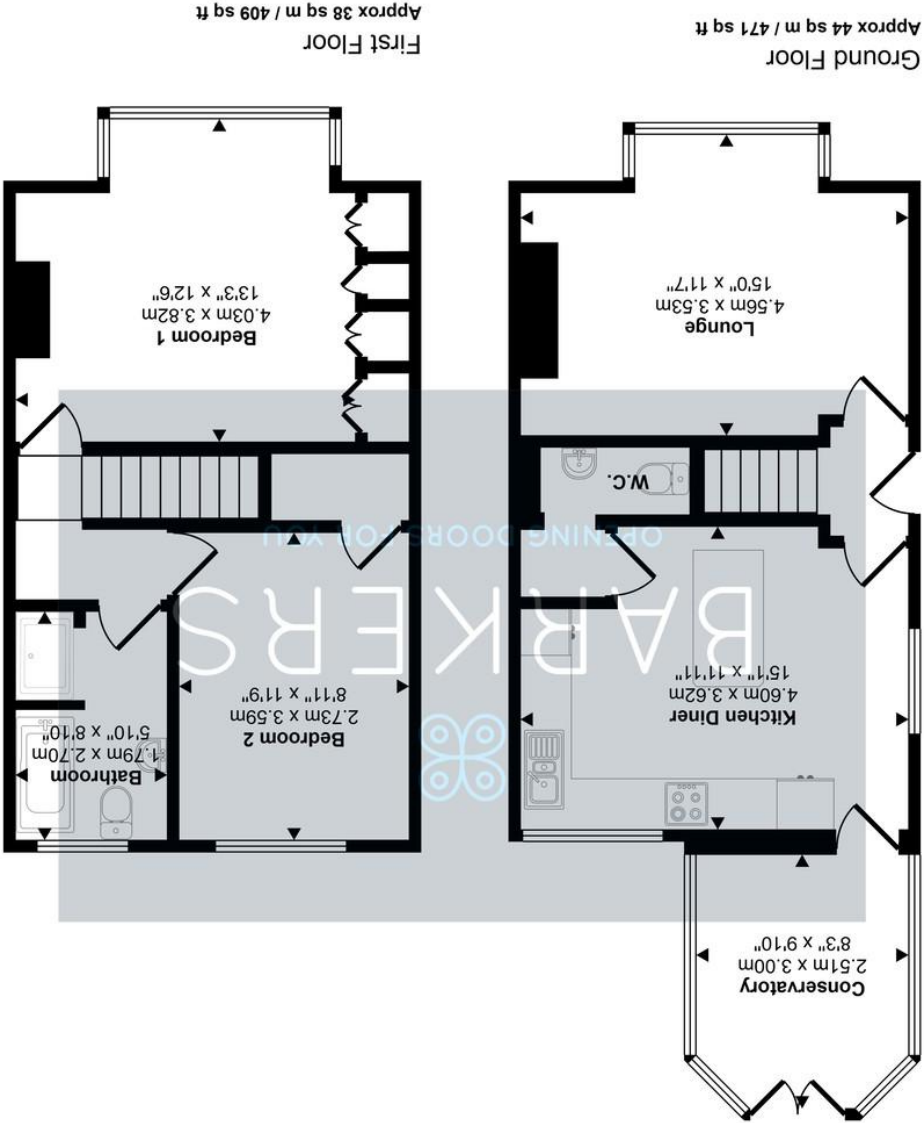
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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



1 Moorville Drive
Birkenshaw, BD11 2BT
Asking Price £225,000

- IMMACULATE SEMI-DETACHED PROPERTY
- ENTRANCE HALL
- MODERN DINING KITCHEN
- CLOAKS WC
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM
- DRIVEWAY
- WELL MAINTAINED GARDENS



Full Description

Offered for sale is this immaculately presented semi-detached property which has been finished to a high standard by the present owners and must be viewed to be appreciated. Conveniently situated within walking distance of the highly regarded BBG Academy, close to local amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway making it ideal for commuters. The property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises of entrance hall, lounge, dining kitchen, cloaks wc, conservatory, two double bedrooms and a modern four piece house bathroom. Externally there are low maintenance gardens to the front and rear and a driveway providing private parking.

ENTRANCE HALL

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

LOUNGE

15' 0" x 11' 7" (4.57m x 3.53m)

The focal point of this room is a superb media wall which also incorporates an electric fire. A bay window provides an abundance of natural light and there is wood flooring.

DINING KITCHEN

15' 1" x 11' 11" (4.6m x 3.63m)

Fitted with a range of modern wall and base units with complementary granite work surfaces, breakfast bar and an inset composite Quartz sink with a mixer tap. There is a range of

quality AEG appliances which include a built in microwave, double electric oven, four ring induction hob (which incorporates one gas ring), washing machine, dishwasher and a fridge freezer. Further features include a media wall and underfloor heating. Doors lead to the cloaks wc and conservatory.

CLOAKS WC

Fitted with a two piece suite comprising of a wc and wash basin inset into a vanity unit. Further features include underfloor heating, vinyl flooring and a heated towel radiator.

CONSERVATORY

9' 10" x 8' 3" (3m x 2.51m)

With vinyl flooring and underfloor heating. Double doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to two double bedrooms and the house bathroom. Access point via a drop down ladder to a boarded loft space.

BEDROOM ONE

13' 3" x 12' 6" (4.04m x 3.81m)

Double room featuring a bay window and fitted wardrobes providing plentiful storage.

BEDROOM TWO

11' 9" x 8' 11" (3.58m x 2.72m)

Double room.



HOUSE BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m)

Fitted with a four piece modern white suite which comprises of a shower cubicle with a rainfall shower head, bath, wc and a wash basin inset into a vanity unit. Additional features include part tiled walls, tiled flooring with underfloor heating, inset spotlights to the ceiling and a heated towel radiator.

EXTERIOR

Externally there is a driveway which provides private parking alongside a raised pebble garden. To the rear there is an enclosed garden with an Indian stone paved patio area, artificial lawn and well stocked raised flower beds. Large shed with power and sockets. Outside sockets front and rear. Outside tap.

ADDITIONAL INFORMATION

Council Tax Band C and Tenure is Freehold.

