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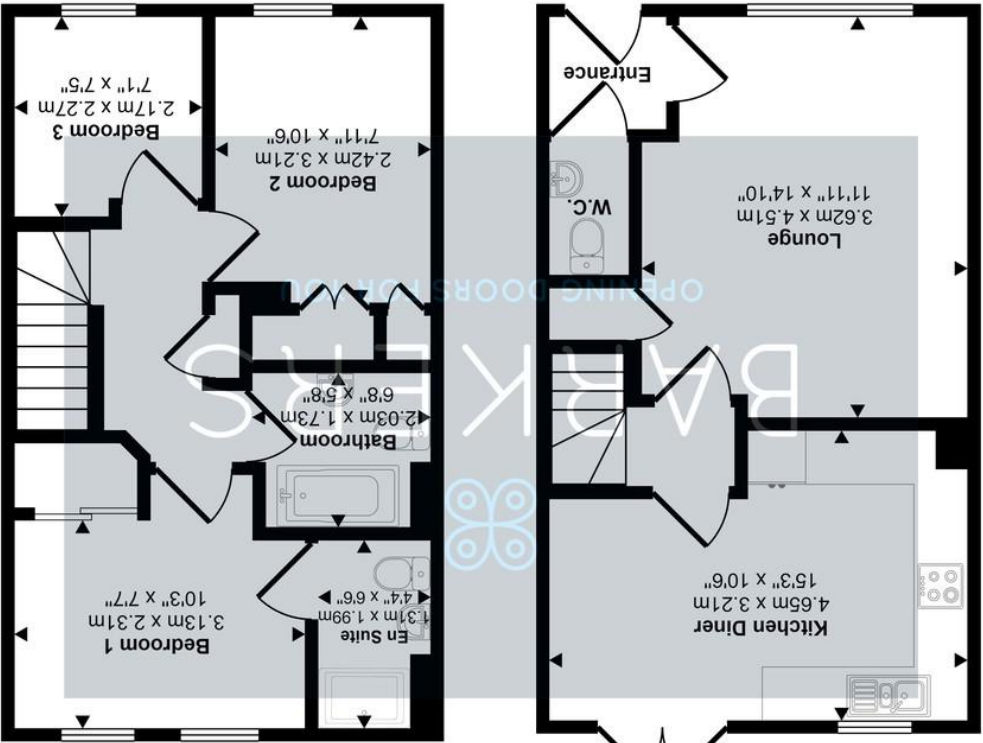
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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

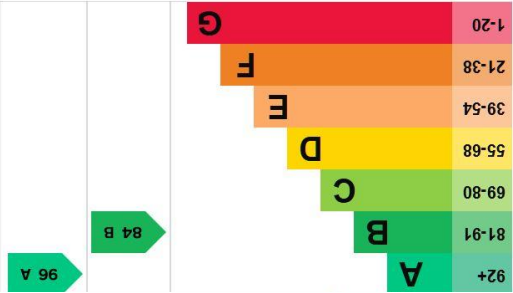
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 37 sq m / 398 sq ft



Approx Gross Internal Area
74 sq m / 795 sq ft



BARKERS
OPENING DOORS FOR YOU

9 Holden View

Birkenshaw, BD11 2PJ

Asking Price Of £295,000

- IMMACULATE SEMI DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE
- MODERN DINING KITCHEN
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- PRIVATE PARKING



Full Description

Offered for sale is this beautifully presented semi detached family home which can be occupied with the minimum of expense and forms part of this sought after development in Birkenshaw. Ideally 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 network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and modern fixtures and fittings throughout. The accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, dining kitchen, three bedrooms, en-suite shower room and family bathroom. Externally there are beautifully maintained gardens to the front and rear, an additional section of land to the side of the property and private parking.

ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the cloaks/W.C. and lounge.

CLOAKS/W.C.

Fitted with a two piece suite which comprises of a W.C. and wash basin. Complementary tile effect vinyl flooring.

LOUNGE

14' 10" x 11' 11" (4.52m x 3.63m)

Featuring a useful under-stairs storage cupboard and a door leads into the inner hall.

INNER HALL

A staircase leads to the first floor landing and a door leads into the dining kitchen.

DINING KITCHEN

15' 3" x 10' 6" (4.65m x 3.2m)

Fitted with a range of modern wall and base units with complementary wood effect work surfaces, coordinating up-stands and an inset stainless steel sink with a mixer tap. There are a range of integrated appliances including an electric oven, gas hob with a chimney style extractor over, dishwasher, washing machine and a fridge/freezer. French doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

10' 3" x 7' 7" (3.12m x 2.31m)

Double room featuring built-in wardrobes with sliding doors which provide plentiful storage. A door leads to the en-suite facilities.

EN-SUITE SHOWER ROOM

6' 6" x 4' 4" (1.98m x 1.32m)

Fitted with a three piece modern white suite which comprises of a shower enclosure, W.C. and a wash basin. Features include complementary tile effect vinyl flooring and part tiled walls.



BEDROOM TWO

10' 6" x 7' 11" (3.2m x 2.41m)

Double room featuring built-in wardrobes which provide plentiful storage.

BEDROOM THREE

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

Single room.

FAMILY BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

Fitted with a modern three piece white suite which comprises of a bath, W.C. and a wash basin. Features include a heated towel radiator and complementary part tiled walls and tile effect vinyl flooring.

EXTERIOR

To the front of the property there is private parking for two cars and a lawned garden with a selection of mature trees and shrubs. An outside power point is also available at the front of the property. To the rear there is a beautifully landscaped garden with a lawn, paved patio area, attractive planted borders and a further decked patio area. This wonderful garden provides an ideal space for outdoor entertaining and Al Fresco dining. To the side of the property there is an additional piece of land on the title deeds.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band C

