



Bottoms Lane, Birkenshaw,

£169,950

* TOWN HOUSE * THREE BEDROOMS * CLOSE TO AMENITIES * POPULAR LOCATION *
* IDEAL STARTER/FAMILY HOME * GARDEN * PARKING * DRIVEWAY *

This three bedroom mid town house is ideally located for BBG Academy, local amenities and motorway links. Situated in the much sought after location of Birkenshaw, the property would make an excellent purchase for a FTB or young/growing family.

Having a dining kitchen, gas central heating, double glazing and off street parking.

The property briefly comprises open plan kitchen diner, lounge, three first floor bedrooms and a bathroom. To the outside there is an enclosed lawned garden to the rear and a driveway providing off street parking.



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Situated in the much sought after location of Birkenshaw, the property would make an excellent purchase for a FTB/Young/Growing Family.

Having a dining kitchen, GCH, DG and off street parking.

The property benefits from an open plan Kitchen Diner, Gas Central Heating, Double Glazing, off street parking, kitchen diner, lounge, three first floor bedrooms and a bathroom.

To the outside there is an enclosed lawned garden to the rear and a driveway providing off street parking.



Kitchen Diner

15'1" x 14'11" (4.60m x 4.55m)

With fitted wall and base units incorporating sink unit, oven, hob, plumbing for auto washer, breakfast bar, two radiators and understairs storage.

Lounge

14'11" x 10'6" (4.55m x 3.20m)

With radiator, composite door to rear.



First Floor Landing

With loft access.

Bedroom One

13'5" x 8'3" (4.09m x 2.51m)

With sliding door wardrobe, radiator.



Bedroom Two

9'8" x 8'2" (2.95m x 2.49m)

With radiator and storage cupboard.

Bedroom Three

10'5" x 6'6" (3.18m x 1.98m)

With radiator and fitted wardrobe.



Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.

Exterior

To the outside there is an enclosed garden to the rear with driveway providing off street parking.



Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, after 0.4 miles turn right onto Whitehall Rd W/A58, after 1 mile at the roundabout take the 1st exit and stay on Whitehall Rd W/A58, proceed straight ahead at the next roundabout, turn right onto Kingsley Dr, after 0.3 miles turn right onto Bottoms Ln and the property will be seen displayed via our For Sale board.

COUNCIL TAX BAND

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TENURE

FREEHOLD

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

