



## Old Lane, Birkenshaw,

**£169,950**

\* SEMI DETACHED \* TWO DOUBLE BEDROOMS \* CLOSE TO AMENITIES \*

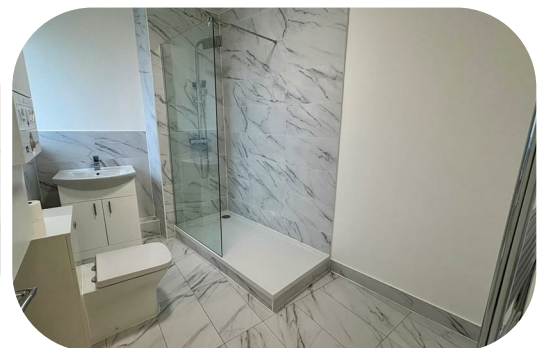
\* MODERN KITCHEN & SHOWER ROOM \* PATIO GARDEN \* READY TO MOVE INTO \*

Stylish two double bedroom semi-detached home in excellent condition, ideally located within walking distance of Birkenshaw Village shops, amenities, and schools.

Featuring a modern fitted kitchen, contemporary shower room and a private rear patio garden - this property offers 'ready to move straight into' accommodation.

An ideal purchase for first time buyers, professionals or downsizers seeking a well presented home in a convenient setting with easy access to excellent motorway links.

**VIEWING ESSENTIAL!**





## Lounge

24'1" x 14' max (7.34m x 4.27m max)

With radiator and four double glazed windows.

## Breakfast Kitchen

22'1" x 7'4" (6.73m x 2.24m)

Modern fitted kitchen having a range of wall and base units incorporating oven, hob, extractor hood, plumbing for auto washer, breakfast bar, radiator, composite door leading to small seating area.

## Cellar

Useful storage.

## First Floor

With radiator.

## Bedroom One

14'3" x 9'5" (4.34m x 2.87m)

With radiator and two double glazed windows.

## Bedroom Two

10'5" x 10' (3.18m x 3.05m)

With radiator and double glazed window.

## Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator, part tiled walls, tiled floor, double glazed window.

## Exterior

To the outside there is a patio garden to the rear.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Hunsworth Ln, right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd, at Birkenshaw roundabout take the first exit onto Bradford Rd, turn right onto Town St, right onto Old Ln and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / Kirklees



**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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