



5 Amblerthorne

Birkenshaw, Bradford, BD11 2JT

£177,500



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2 BEDROOM MID TERRACE*IDEAL TO FIRST TIME BUYERS***BIRKENSRAW***

A two bed roomed, stone terraced property. Situated on this private road in the pleasant village of Birkenshaw. A thriving place conveniently located between Junctions 26 and 27 of the M62 making it ideal to commute to the West Yorkshire Commercial Cities and shopping centres and beyond using the motorway networks. This two bed roomed property has the potential to extend into the roof space and create a third bedroom (subject to planning approval). Making it an ideal starter home with room to extend as a family becomes bigger. The property has just been fully redecorated and carpeted. It benefits from UPVC double glazing throughout, gas central heating and EV charging Point.

***Contact YORKSHIRE RESIDENTIAL on 01274 606167 to arrange a viewing ***

Front Entrance Lobby

With dado rail and feature wallpaper below. The front door giving access to the front garden, stairs lead to the first floor.

Lounge

13'1" x 13'9" (4.0m x 4.2m)

A newly fitted Media wall, south facing aspect overlooking the garden, this room has many original features like picture rail and deep ceiling coving complemented by an ornate ceiling rose. There are two central heating radiators in this room and a pine fire surround. Door leading to front entrance lobby.

Dining Kitchen

14'5" x 9'2" (4.4m x 2.8m)

A light and airy room benefitting from two windows overlooking the rear yard. Fitted with a range of oak doored kitchen units surmounted by a roll edged worktop. This kitchen has more than the usual amount of storage cupboards plus more storage by way of a pantry cupboard. Fitted with a number of appliances including 5 ring gas hob, Under counter electric oven, Stainless Steel Extractor Canopy, Under Counter Fridge. Plumbing for a washing machine. The gas central heating boiler is also housed in the kitchen. Inset Spotlights. Door to Lounge.

Bathroom

7'6" x 5'10" (2.3m x 1.8m)

Fitted with a white three piece suite and electric shower over the bath. This room is fully tiled to three walls and floor. The white tiling is complemented by aqua mosaic tiles giving a border effect. A feature mirror wall creates a spacious effect in this room. The room is heated by under floor heating and a chrome heated towel rail. Inset Spotlights.

Bedroom 1

11'9" x 11'9" (3.6m x 3.6m)

A good-sized double bedroom with walk in wardrobe. The south facing aspect making this a bright and airy room. Inset spotlights and picture rail.

Bedroom 2

11'1" x 7'10" (3.4m x 2.4m)

With original picture rail and fireplace, this room has an aspect over the rear yard. Inset Spotlights

Exterior

To the front of the property is the south facing gardens. There is a cottage garden which in turn leads into a larger garden which could be used for a multitude of purposes. There are raised flower beds and a patio area. To the rear of the property is a yard and stone storage shed. A parking space is located to this aspect of the property.



