



21 Cedar Close

Bradford, BD4 6FL

£185,000

- WELL PRESENTED SEMI DETACHED
- THREE BEDROOMS
- SHOWER ROOM
- QUIET CUL DE SAC POSITION
- DRIVEWAY PROVIDES PRIVATE PARKING
- ENCLOSED REAR GARDEN
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE
- KITCHEN



Full Description

A well-presented three-bedroom semi-detached home, occupying a pleasant position within a quiet cul-de-sac, making it an ideal purchase for first-time buyers, young families or those looking to downsize. The accommodation is well planned throughout and briefly comprises an entrance hall, cloakroom/W.C., lounge, and a fitted kitchen. To the first floor are three bedrooms and a modern shower room. Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear is a fully enclosed garden offering a private space for relaxing, entertaining and outdoor family activities.

Ideally located, the property is within easy reach of a range of local amenities, including shops, supermarkets and leisure facilities, together with well-regarded local schools. Excellent public transport links and nearby bus routes provide convenient access to surrounding towns and cities, while Junction 26 of the M62 motorway network is just a short drive away, making this an excellent choice for commuters.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloakroom/W.C. and lounge.

CLOAKROOM/W.C.

Fitted with a two piece suite comprising of a W.C. and wash basin. Vinyl flooring.

LOUNGE

15' 1" x 11' 10" (4.6m x 3.61m)

A good-sized and welcoming reception room featuring an attractive electric fire as a focal point. A useful understairs storage cupboard provides additional practicality, while double doors open through to the kitchen, creating an ideal layout for both everyday living and entertaining.

KITCHEN

15' 0" x 7' 9" (4.57m x 2.36m)

Fitted with a range of wall and base units complemented by wood-effect work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include an electric oven with a four-ring gas hob and a chimney-style extractor hood over. There is space for a fridge freezer and plumbing for a washing machine. The room is finished with vinyl flooring and inset spotlights to the ceiling, while a door provides direct access to the enclosed rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and a shower room.

BEDROOM ONE

11' 10" x 8' 2" (3.61m x 2.49m)

Double room.

BEDROOM TWO

10' 11" x 6' 11" (3.33m x 2.11m)

Double room.



BEDROOM THREE

7' 8" x 7' 1" (2.34m x 2.16m)

Single room.

SHOWER ROOM

6' 3" x 5' 11" (1.91m x 1.8m)

Fitted with a modern three-piece suite comprising a walk-in shower enclosure with a rainfall shower head, wash hand basin and low-flush W.C. The room is complemented by part-tiled walls and laminate flooring.

EXTERIOR

To the front of the property, a driveway provides private off-road parking. To the rear is a fully enclosed garden, mainly laid to lawn, complemented by a paved patio seating area, creating an ideal space for outdoor dining, entertaining and family enjoyment.

ADDITIONAL INFORMATION

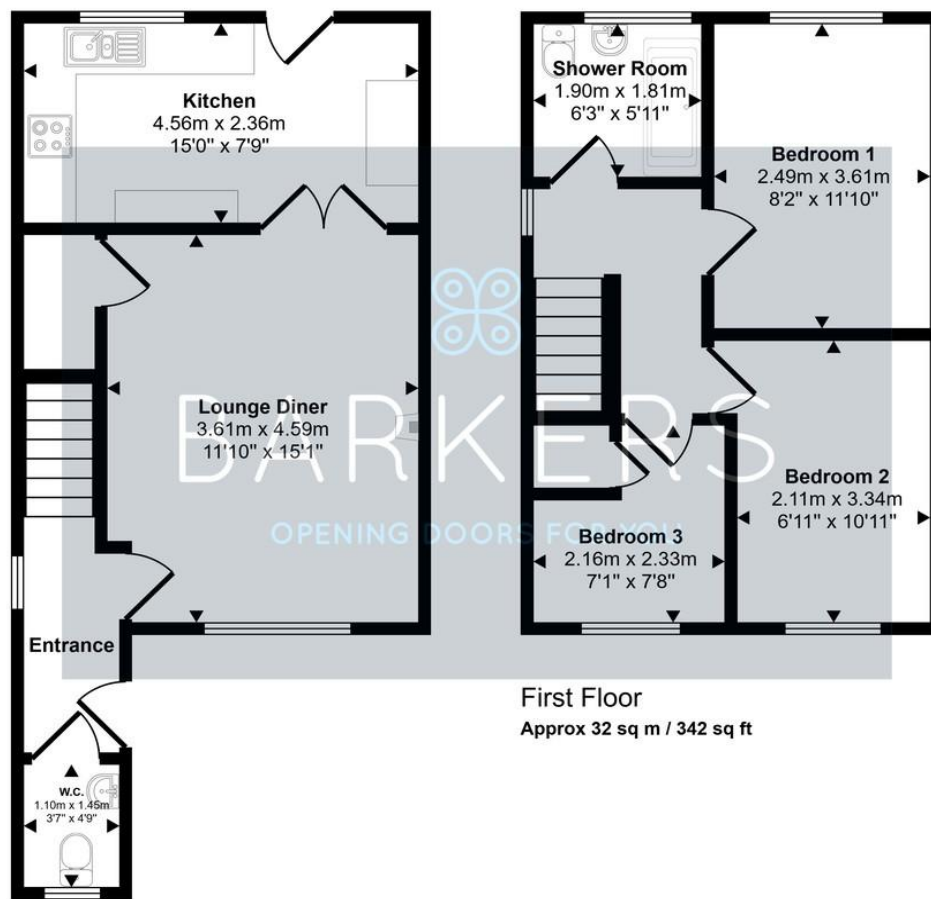
Tenure - Freehold

Council tax band - B

Bylaw, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

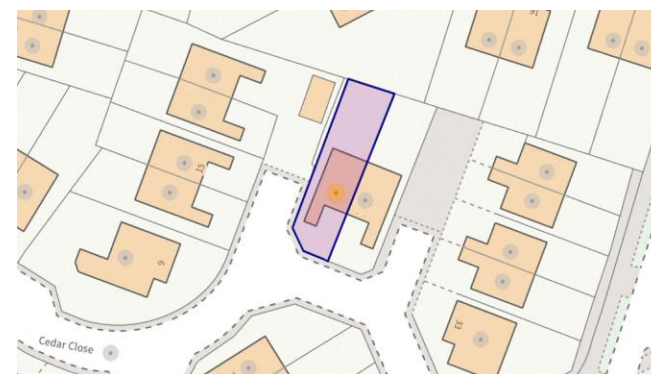


Approx Gross Internal Area
68 sq m / 728 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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