

4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

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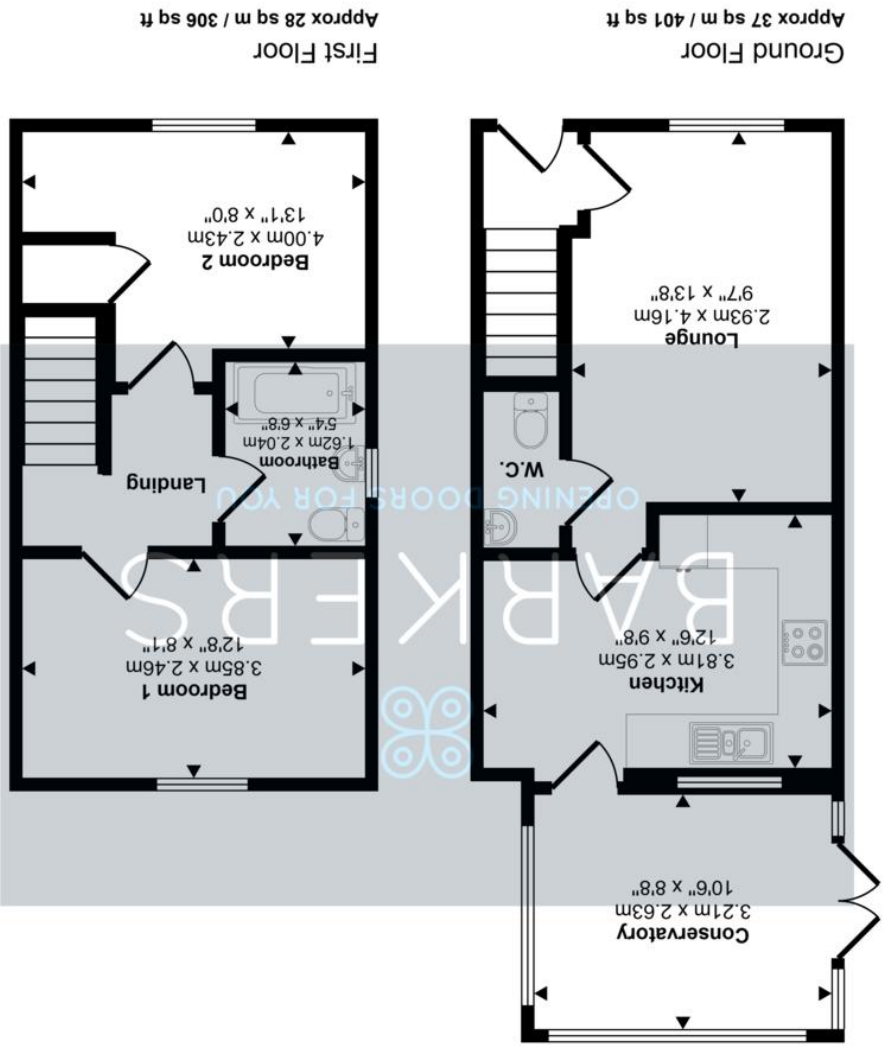
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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

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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.



BARKERS
OPENING DOORS FOR YOU

42 Raikes Avenue
Bradford, BD4 0QU
Asking Price £155,000

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- CONSERVATORY
- DOWNSTAIRS WC
- GAS CENTAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY WITH PARKING
- GARDENS FRONT & REAR
- POPULAR LOCATION



Full Description

Offered for sale is this well presented two bedroomed semi detached home which would make an ideal purchase for first time buyers or young family and must be viewed to be appreciated. Ideally situated close to local amenities and within easy reach of the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, conservatory, cloaks/W.C., two bedrooms and bathroom. Externally it has gardens to the front and rear and private parking.

ENTRANCE HALL

External door leads into the entrance hall, with staircase to the first floor landing and a door leads into the lounge.

LOUNGE

9' 7" x 13' 7" (2.93m x 4.16m)

Doors lead into the dining kitchen and cloaks/W.C.

WC

Featuring a white suite of low flush WC and wash hand basin.

KITCHEN

12' 5" x 9' 8" (3.81m x 2.95m)

Comprising a range of fitted white wall and base units, 4 ring gas hob, electric oven, space for washing machine, space for dryer, space for dishwasher and space for fridge/freezer. Leads to conservatory. Vinyl/tile effect flooring.

CONSERVATORY

10' 6" x 8' 7" (3.21m x 2.63m)

With laminate flooring. French patio doors lead to the rear garden.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

12' 7" x 8' 0" (3.85m x 2.46m)

Double bedroom.

BEDROOM TWO

13' 1" x 7' 11" (4.00m x 2.43m)

Double bedroom with cupboard space.

BATHROOM

5' 3" x 6' 8" (1.62m x 2.04m)

Featuring a white three piece suite of bath with shower attachment over, WC and wash hand basin. Tiled floor and part tiled walls. Extractor fan.

EXTERNAL

Externally the property has private parking to the front and an open plan lawned area. The rear has an enclosed lawned garden with a paved patio area and garden shed.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

DIRECTIONS

From our Birkenshaw office, Head northwest on Old Lane towards Woodlands Fold and then turn left onto Croft Street, keep right to stay on Croft Street and then turn left onto Town Street and then turn right onto A651 / Bradford Road. Bear left onto A650 / Tong street and proceed and then turn right onto Broadstone Way and then turn left onto Mansel Mews, then left onto Launceston Drive and turn right onto Broadstone Way, then immediately turn right onto Landscope Avenue and then urn left onto Raikes Avenue.

