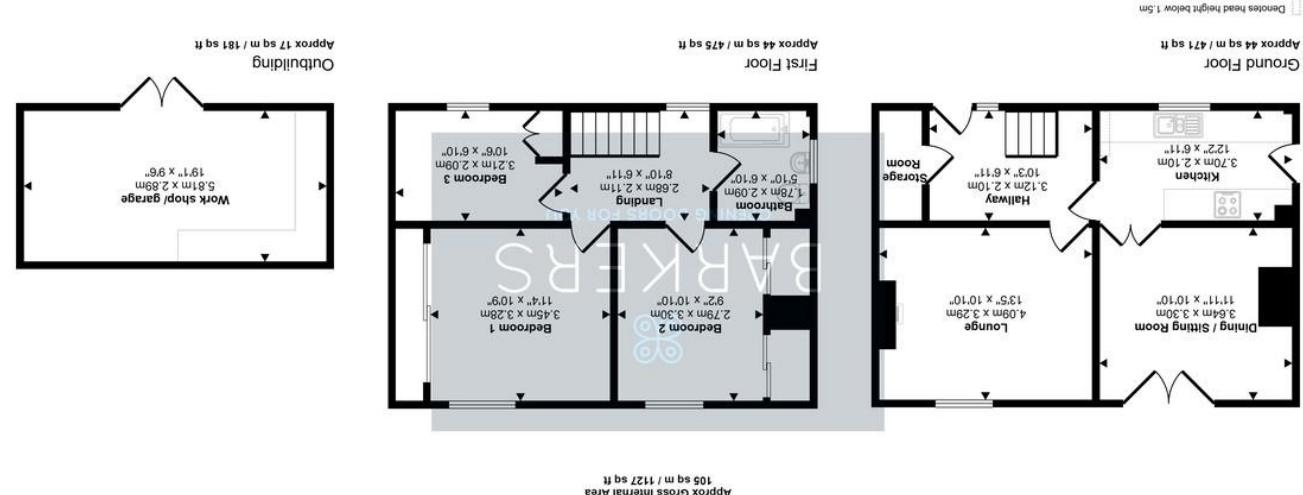


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**BARKERS**  
OPENING DOORS FOR YOU



## 20 Birkenshaw Lane

Birkenshaw, Bradford, BD11 2HA

Asking Price £200,000

-  SEMI DETACHED PROPERTY
-  UPVC DOUBLE GLAZING
-  GAS CENTRAL HEATING
-  DRIVEWAY & PARKING
-  THREE BEDROOMS
-  POPULAR LOCATION
-  HOUSE BATHROOM
-  NO CHAIN
-  GARDENS FRONT & REAR



## Full Description

Barkers are pleased to offer to the market this spacious three bedroomed semi detached property having the benefit of gas fired central heating, uPVC double glazing, driveway providing off road parking and gardens front and rear. The property briefly comprises of; Entrance hall, kitchen, lounge, dining/sitting room, three bedrooms and bathroom. Situated in this popular location, being convenient for local amenities, including well regarded schools.

### ENTRANCE HALL

10' 2" x 6' 10" (3.12m x 2.10m)  
Part glazed door to entrance hall. Stairs to first floor. Door to useful built-in storage cupboard, doors to kitchen and lounge.

### LOUNGE

13' 5" x 10' 9" (4.09m x 3.29m)  
Spacious room featuring an Adam's style fire surround, with Living Flame gas fire and marble effect hearth and back.

### KITCHEN

12' 1" x 6' 10" (3.70m x 2.10m)  
Fitted with a range of wall and base units and comprising electric oven with ceramic hob and chimney style extractor hood, plumbing for automatic washing machine, stainless steel sink unit with mixer tap. Vinyl floor. Door to side elevation. French doors to dining/sitting room.

### DINING/SITTING ROOM

11' 11" x 10' 9" (3.64m x 3.30m)  
With patio doors leading out to the rear garden. Vinyl flooring.

### FIRST FLOOR LANDING

Loft access point. Doors to three bedrooms and bathroom.

### BEDROOM ONE

11' 3" x 10' 9" (3.45m x 3.28m)  
Double bedroom with fitted wardrobes, sliding mirrored doors.



### BEDROOM TWO

9' 1" x 10' 9" (2.79m x 3.30m)  
Double bedroom with fitted wardrobes, sliding mirrored doors.



### BEDROOM THREE

10' 6" x 6' 10" (3.21m x 2.09m)  
Small double/large single room with fitted cupboards and shelving.

### BATHROOM

5' 10" x 6' 10" (1.78m x 2.09m)  
Comprising a white three piece suite of bath with electric shower over and glass screen, WC, pedestal wash hand basin. Fully tiled walls and vinyl flooring.



### EXTERIOR

Good sized lawned garden to the front having the benefit of a gated driveway, providing private parking. To the rear the garden is enclosed with a lawned and paved area.



### OUTBUILDING

19' 0" x 9' 5" (5.81m x 2.89m)  
Suitable for storage use/workshop.



### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band:



### DIRECTIONS

From our Birkenshaw office proceed straight from Old Lane onto Birkenshaw Lane and the property can be identified by our For Sale board.

