

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. Whilst every care has been taken to ensure their accuracy, they should be used for guidance purposes only. All measurements are approximate and for general guidance only.

PROTECTED

PROTECTED

enquiries@barkersstatagents.co.uk

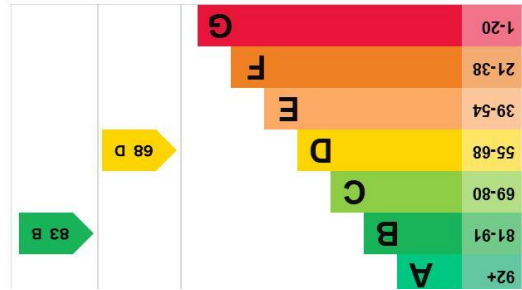
0113 2879344

www.barkersstatagents.co.uk

4 Old Lane,

Birkenshaw, Bradford

West Yorkshire, BD11 2JX



Call us now to

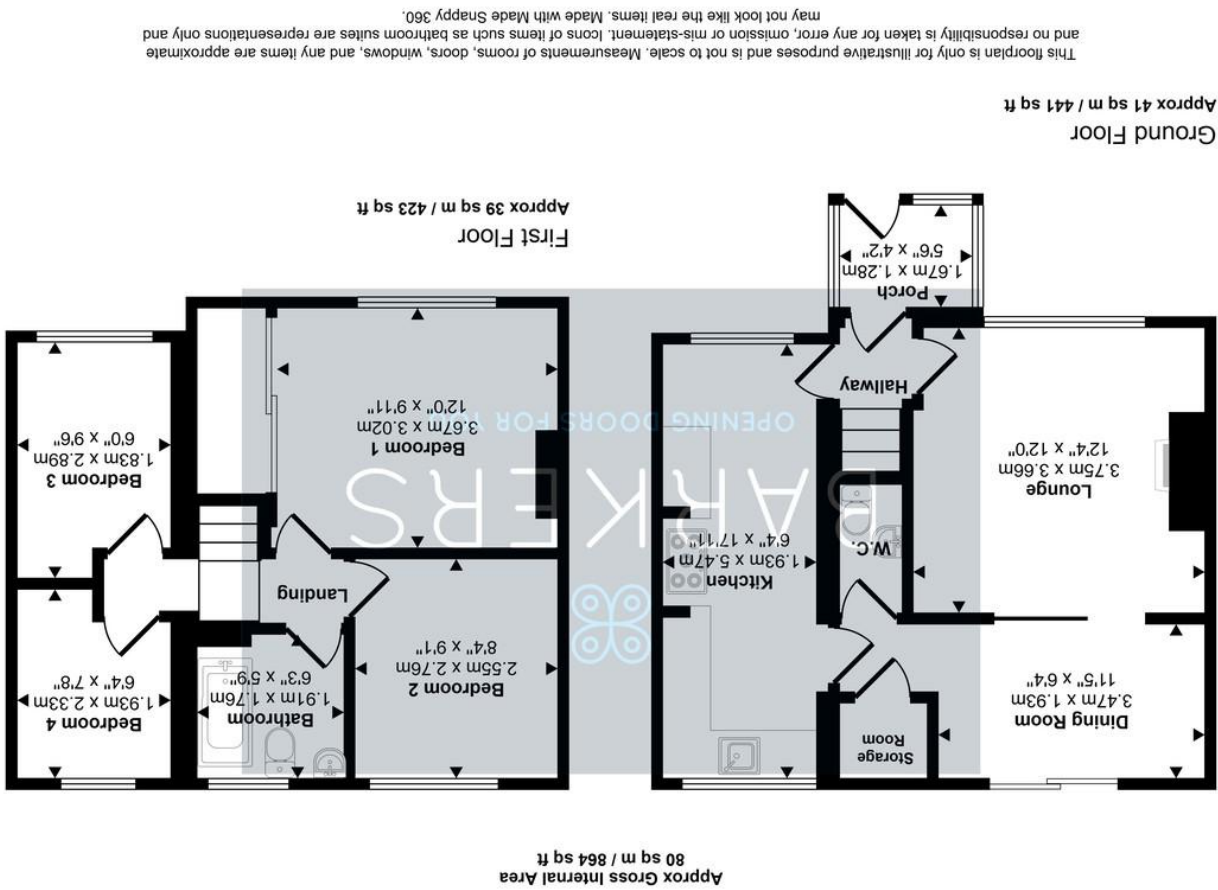
arrange your

FREE

valuation!

Contact us: 0113 2879344 / 01274869671

www.barkersstatagents.co.uk



BARKERS

OPENING DOORS FOR YOU



22 Old Lane

Birkenshaw, BD11 2JX

Asking Price £225,000

- EXTENDED END TOWNHO USE
- VIEWS OVER FARMLAND
- ENTRANCE PORCH, ENTRANCE HALL
- LOUNGE, DINING ROOM
- CLOAKS/W.C.
- KITCHEN
- FOUR BEDROOMS
- BATHROOM
- DRIVEWAY & GARDEN TO REAR
- OFFERED FOR SALE WITH NO CHAIN



Full Description

Offered for sale with NO CHAIN is this extended FOUR bedroomed end townhouse which enjoys stunning views over farmland to the rear and must be viewed to be appreciated. Ideally situated within walking distance of excellent local schools, including the highly regarded BBG Academy, close to amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, entrance hall, lounge, dining room, cloaks/W.C., kitchen, four bedrooms and bathroom. Externally there is a driveway to the front which provides private parking and an enclosed rear garden with an open aspect onto farmland.

ENTRANCE PORCH

5' 6" x 4' 2" (1.68m x 1.27m)

An external door leads into the entrance porch which has a door leading into the entrance hall.

ENTRANCE HALL

A staircase leads to the first floor landing and doors lead to the lounge and kitchen.

KITCHEN

17' 11" x 6' 4" (5.46m x 1.93m)

Fitted with a range of wall and base units with complementary butchers block work surfaces, splash back tiling and a Belfast sink with a mixer tap. Rangemaster cooker set within a feature floor to ceiling brick built chimney breast and space for a fridge freezer. This room enjoys far reaching views over farmland.

LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m)

The focal point of this room is a floor to ceiling brick fireplace with a multi-fuel burning stove. There is laminate flooring and an archway leads to the dining room.

DINING ROOM

11' 5" x 6' 4" (3.48m x 1.93m)

This room enjoys views over farmland and has laminate flooring, patio doors leading out to the rear garden and doors lead to a useful storage cupboard/ utility, the cloaks/.W.C. and into the kitchen.

CLOAKS/W.C.

Fitted with a two piece suite which comprises of a W.C. and wash basin. Part tiled walls.

STORAGE ROOM/UTILITY

With plumbing for a washing machine and venting for a tumble dryer.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

12' 0" x 9' 11" (3.66m x 3.02m)

Double room. Fitted wardrobes with sliding doors provide plentiful storage.

BEDROOM TWO

9' 1" x 8' 4" (2.77m x 2.54m)

Double room with views over farmland.



BEDROOM THREE

9' 6" x 6' 0" (2.9m x 1.83m)

Good sized single room.

BEDROOM FOUR

7' 8" x 6' 4" (2.34m x 1.93m)

Single room with views over farmland.

BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m)

Fitted with a three piece suite which comprises of a bath with a rainwater shower over and glass screen, W.C. and a wash basin inset into a vanity unit. Complementary part tiled walls.

EXTERIOR

To the front of the property there is a driveway which provides private parking and to the rear there is an enclosed garden with a lawn, decked area and an open aspect onto farmland.

ADDITIONAL INFORMATION

Council tax band - B

Tenure – Freehold

By law, 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.

