Sugdens
Sales & Lettings



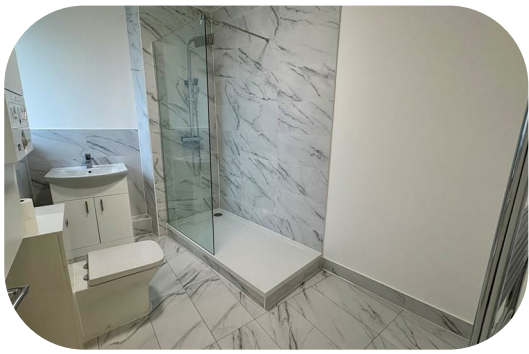
Old Lane, Birkenshaw,

Reduced £159,950

* SEMI DETACHED * TWO DOUBLE BEDROOMS * CLOSE TO AMENITIES *
* MODERN KITCHEN & SHOWER ROOM * PATIO GARDEN * READY TO MOVE INTO *
Stylish two double bedroom semi-detached home in excellent condition, ideally located within walking distance of Birkenshaw Village shops, amenities, and schools.
Featuring a modern fitted kitchen, contemporary shower room and a private rear patio garden - this property offers 'ready to move straight into' accommodation.
An ideal purchase for first time buyers, professionals or downsizers seeking a well presented home in a convenient setting with easy access to excellent motorway links.
VIEWING ESSENTIAL!







Lounge
24'1" x 14' max (7.34m x 4.27m max)
With radiator and four double glazed windows.



Breakfast Kitchen
22'1" x 7'4" (6.73m x 2.24m)
Modern fitted kitchen having a range of wall and base units incorporating oven, hob, extractor hood, plumbing for auto washer, breakfast bar, radiator, composite door leading to small seating area.



Cellar
Useful storage.

First Floor
With radiator.



Bedroom One
14'3" x 9'5" (4.34m x 2.87m)
With radiator and two double glazed windows.

Bedroom Two
10'5" x 10' (3.18m x 3.05m)
With radiator and double glazed window.

Shower Room
Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator, part tiled walls, tiled floor, double glazed window.



Exterior
To the outside there is a patio garden to the rear.

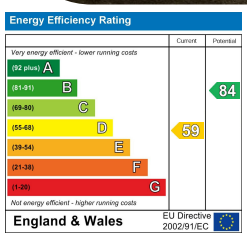
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Hunsworth Ln, right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd, at Birkenshaw roundabout take the first exit onto Bradford Rd, turn right onto Town St, right onto Old Ln and the property will be seen displayed via our For Sale board.

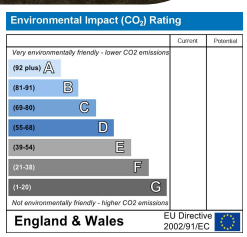
TENURE
FREEHOLD

Council Tax Band
B / Kirklees



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service