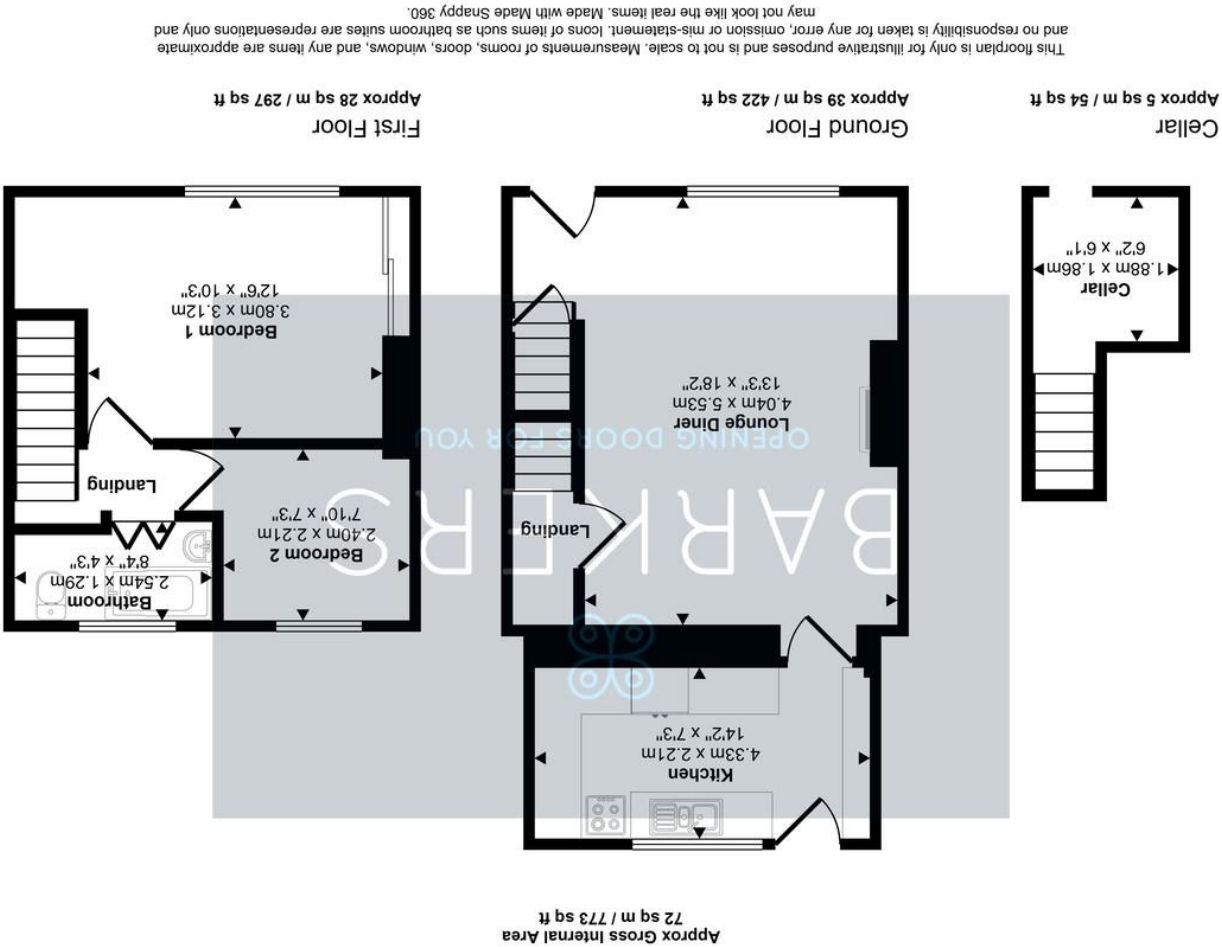
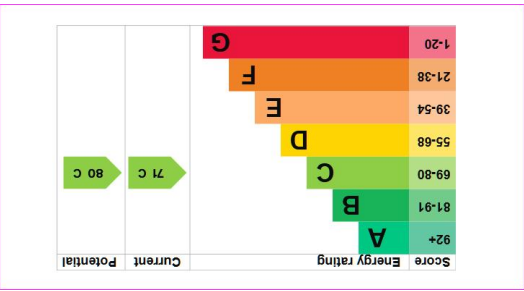


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
0113 2879344
enquiries@barkersestateagents.co.uk



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



269 Moor Lane

Birkenshaw, BD11 2HJ

Asking Price Of £130,000

- CHARMING CHARACTER COTTAGE
- OFFERED FOR SALE WITH NO CHAIN
- IN NEED OF SOME UPDATING
- LOUNGE
- KITCHEN
- BASEMENT CELLAR
- TWO BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN



Full Description

Offered for sale with NO CHAIN is this extended character cottage which would benefit from some cosmetic improvements and would make an ideal purchase for a first-time buyer or investor. Ideally situated within easy reach of excellent local schools, amenities, bus routes and just minutes from Junctions 26 and 27 of the M62 motorway network, making it an ideal choice for commuters. The property has gas central heating and double glazing. The accommodation briefly comprises: Lounge, kitchen, basement cellar, two bedrooms and bathroom. Externally there is a small yard to the front and an enclosed rear garden.

LOUNGE
18' 2" x 13' 3" (5.54m x 4.04m)

This generous reception room features a stunning Victorian stove, exposed stonework, beams to the ceiling and wall lights. Doors lead from here to the kitchen, basement cellar and to the staircase, which gives access to the first-floor landing.

KITCHEN
14' 2" x 7' 3" (4.32m x 2.21m)

Fitted with a range of wall and base units with complementary work surfaces, breakfast bar, splashback tiling and an inset stainless steel sink with a mixer tap. There is space for a gas cooker with an extractor fan over and plumbing for a washing machine. A door leads out to the rear of the property.

BASEMENT CELLAR
Provides useful storage.

FIRST FLOOR LANDING
Doors lead to two bedrooms and the house bathroom.

BEDROOM ONE
12' 6" x 10' 3" (3.81m x 3.12m)
Double room with built-in wardrobes.

BEDROOM TWO
7' 10" x 7' 3" (2.39m x 2.21m)
Large single room.

HOUSE BATHROOM
8' 4" x 8' 3" (2.54m x 2.51m)
Fitted with a three piece modern white suite which comprises of a bath with a mixer shower tap and glass screen, W.C. and a wash basin. Tiled walls and vinyl flooring.

EXTERIOR
To the front of the property there is a small enclosed yard. To the rear there is an enclosed low maintenance garden with a garden shed.

ADDITIONAL INFORMATION
Council tax band - A
Tenure - Freehold







Call us now to arrange your FREE valuation!

Contact us: 0113 2879344 / 01274869671

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