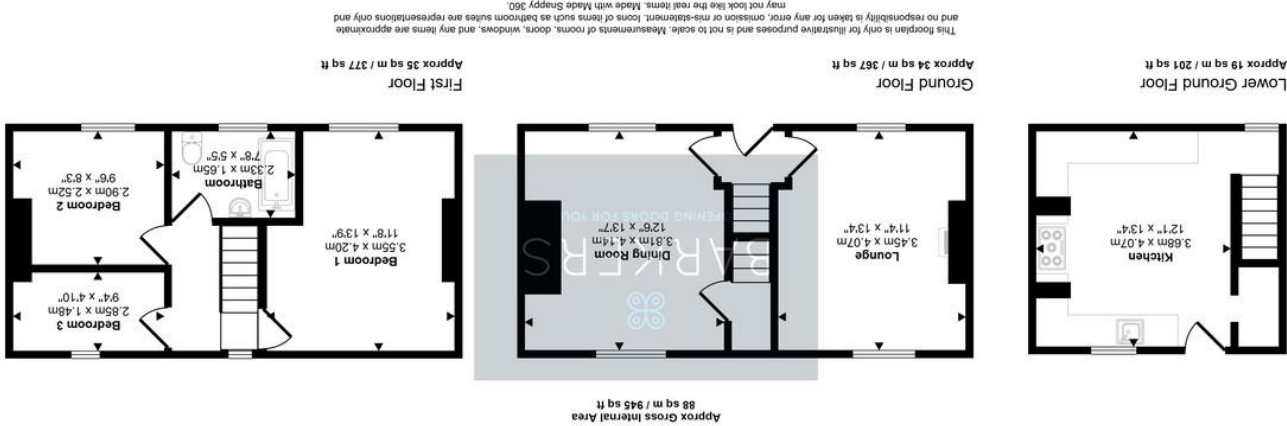
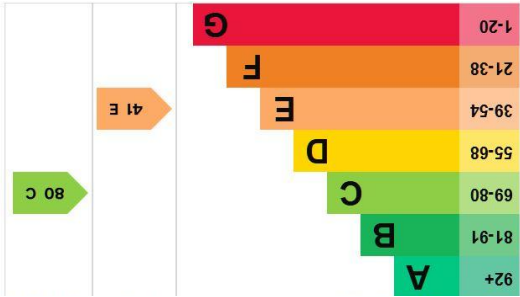


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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



# BARKERS

OPENING DOORS FOR YOU

## 34 Wesley Street Cleckheaton, BD19 3PU Asking Price Of £190,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- DOUBLE FRONTED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY WITH PARKING
- LAWNED GARDEN
- GARDEN SHED
- GOOD LOCATION





# Full Description

Barkers have pleasure in offer For Sale this double fronted three bedroom semi detached property situated in this popular area, convenient for access to local amenities, M62 motorway network and local schools. The property has the benefit of uPVC double glazing, gas central heating, gated driveway, enclosed garden to the rear and garden shed. The property briefly comprises: entrance hall, lounge, dining room/sitting room, dining kitchen, three bedrooms and bathroom. Outside there is a gated driveway, enclosed garden with paved patio,lawned area and garden shed.

**HALLWAY**  
Door leading to hallway with stairs to first floor, door to lounge and door to dining room.

## STEPS TO LOWER GROUND FLOOR

**KITCHEN**  
12' 0" x 13' 4" (3.68m x 4.07m)  
A generously proportioned lower ground floor kitchen offering excellent space, functionality, and a stylish layout ideal for modern living. Fitted with a range of modern wall and base units, with contrasting worktops, range cooker set in chimney breast, integrated fridge and freezer, plumbing for washing machine, one and half bowl sink with mixer tap and drainer. Laminate flooring. recessed spotlights to the ceiling. Under-stairs storage housing central heating boiler. Door to rear.

**LOUNGE**  
11' 3" x 13' 4" (3.45m x 4.07m)  
Spacious dual aspect lounge with windows on two sides, allowing for an abundance of natural light and views throughout the day. Feature fireplace with Inglenook wood burning stove with oak mantel and stone hearth.

**DINING ROOM**  
12' 5" x 13' 6" (3.81m x 4.14m)  
Bright and inviting dual aspect dining room with windows on two sides, offering natural light and a pleasant outlook throughout the day. with laminate wood flooring.

**FIRST FLOOR LANDING**  
Loft access. Part glass balustrade.

**BEDROOM ONE**  
11' 7" x 13' 9" (3.55m x 4.20m)  
Double bedroom.

**BEDROOM TWO**  
9' 6" x 8' 3" (2.90m x 2.52m)  
Small double bedroom.

**BEDROOM THREE**  
9' 4" x 4' 10" (2.85m x 1.48m)  
Single room.



**BATHROOM**  
7' 7" x 5' 4" (2.33m x 1.65m)  
Featuring a modern white three-piece suite comprising bath with rainfall shower over and glass screen, low flush WC and wash hand basin. Tiled walls and tiled flooring, heated towel rail, recessed spotlights to ceiling.

**EXTERIOR**  
The property benefits from a gated driveway providing private off-road parking. The property benefits from a private, sunken rear garden accessed via steps, offering a secluded and peaceful outdoor space, garden shed.

**ADDITIONAL INFORMATION**  
Tenure: Freehold  
Council Tax Band: B

**DIRECTIONS**  
From our Birkenshaw office leave from Old Lane and turn right onto Whitehall Road East/A58. At the roundabout take the second exit onto Whitehall Road West/A58 and proceed for approx. 0.2 mile and at the roundabout take the second exist onto Whitehall road West/A58, proceed and then turn left onto Hunsworth Lane/B6121 and the turn left onto Bradford Road/A638 and then turn right onto Wesley Street.

