

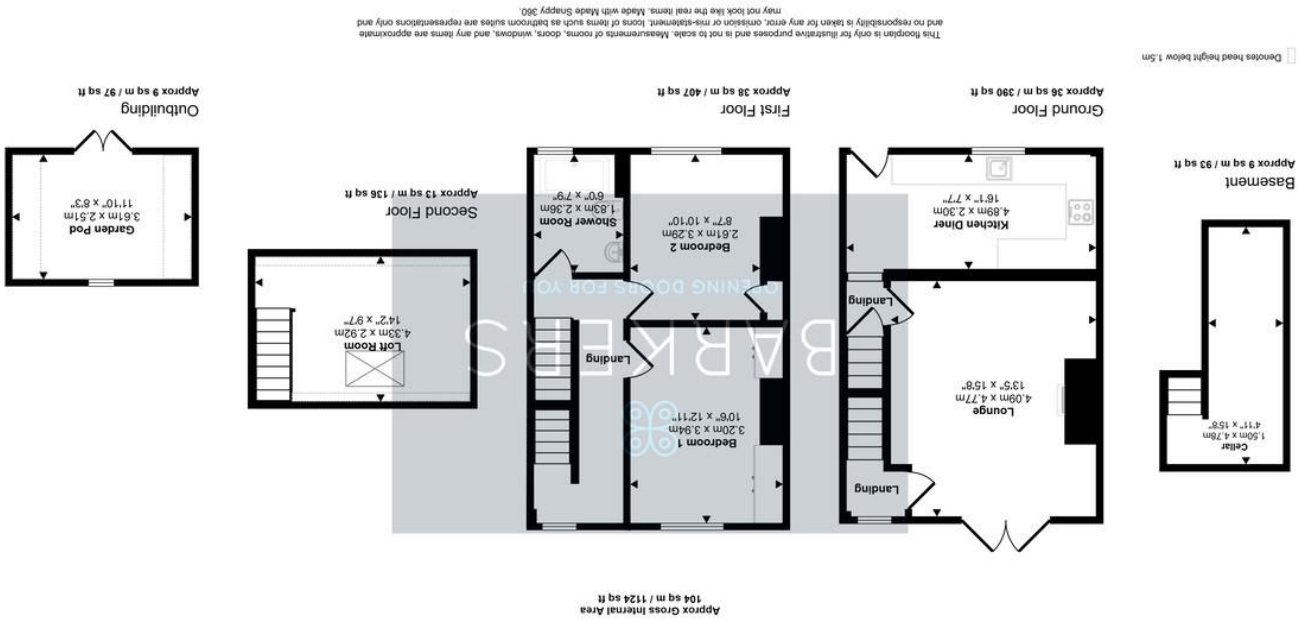
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	
			76 C



5 Moor View, North View Road

East Bierley, BD4 6NT

Asking Price £250,000

- CHARMING CHARACTER COTTAGE
- BURSTING WITH CHARM & CHARACTER THROUGHOUT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MAGNIFICENT GARDEN WITH AN OPEN ASPECT ONTO WOODLAND
- KITCHEN, LOUNGE
- BASEMENT CELLAR
- TWO DOUBLE BEDROOMS
- SHOWEROOM
- VERSATILE LOFT ROOM



Full Description

A beautifully presented character cottage boasting a wonderful rear garden with an open aspect overlooking woodland, offering a peaceful and picturesque setting. This delightful home is full of character and charm and has been tastefully decorated throughout by the current owner, seamlessly blending period features with modern comforts. The accommodation briefly comprises a stunning fitted kitchen, a useful basement cellar providing excellent storage space, and a bright and airy lounge flooded with natural light from the French doors, which open directly onto the rear garden. To the first floor are two generous double bedrooms and a stylish modern shower room. A staircase from the first floor leads to a versatile loft room on the second floor, ideal for use as a hobby room, home office, or additional living space. Externally, the property enjoys a beautifully maintained rear garden with an enviable open outlook onto woodland, creating a tranquil retreat perfect for relaxation and entertaining. Ideally situated close to local amenities and bus routes, the property is also just minutes from Junction 27 of the M62, making it an excellent choice for commuters.

KITCHEN

16' 1" x 7' 7" (4.9m x 2.31m)
Accessed via a composite external door, the kitchen is beautifully fitted with a range of wall and base units complemented by a attractive butcher's block work surfaces. It features a double Belfast sink with a mixer tap, splashback tiling, plumbing for a washing machine, and space for a fridge/freezer. Integrated appliances include an electric oven and a gas hob with a chimney-style extractor hood over. A feature dad wall adds character to the room, while doors provide access to the cellar and into the lounge.

BASEMENT CELLAR

Provides excellent storage.

LOUNGE

15' 8" x 13' 5" (4.78m x 4.09m)
A light-filled and beautifully presented lounge featuring French doors that open directly onto the wonderful rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces. The lounge boasts a attractive wood-strip flooring, an impressive inglenook fireplace housing a dual-fuel stove, a decorative ceiling rose, and a picture rail, all of which enhance the character and charm of this delightful room. A door leads through to the rear hallway, which provides access to the staircase rising to the first floor.

FIRST FLOOR LANDING

Doors lead to two double bedrooms and the modern shower room. A staircase leads to the loft room.

BEDROOM ONE

12' 11" x 10' 6" (3.94m x 3.2m)
A spacious double bedroom enjoying delightful views over the rear garden and the woodland beyond. Fitted wardrobes provide plentiful storage, making this an attractive and practical room.

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m)
Double room with built-in storage cupboards.

SHOWER ROOM

7' 9" x 6' 0" (2.36m x 1.83m)
The modern shower room is fitted with a contemporary three-piece white suite comprising a walk-in double shower enclosure, a wash hand basin set within a vanity unit, and a low-flush W.C. The room is finished with attractive acrylic panelled walls, practical vinyl flooring, and a chrome heated towel radiator, creating a stylish and low-maintenance space.



LOFT ROOM

14' 2" x 9' 7" (4.32m x 2.92m)
Accessed via a staircase from the first-floor landing, this versatile loft room offers a range of potential uses, including a home office, hobby room or occasional guest accommodation. A Velux roof window allows plenty of natural light to fill the space, creating a bright and practical additional room.

EXTERIOR

To the rear of the property is a truly wonderful, well-established garden enjoying an open aspect onto beautiful woodland, creating a peaceful and idyllic outdoor space with a high degree of privacy. The garden features a well-maintained lawn, paved patio areas ideal for relaxing or entertaining, attractive pergolas and an abundance of mature plants, shrubs and flowering borders, offering colour and interest throughout the seasons. A garden pod provides a versatile additional space, perfect for use as a home office, studio, gym or hobby room. An outside tap adds further practicality, making this exceptional garden a true extension of the home.

ADDITIONAL INFORMATION

Council tax band - A
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.

