



# BARKERS

Select Collection



## 6 Tetley Drive

Birkenshaw, BD11 2NB

£330,000

- EXTENDED SEMI DETACHED FAMILY HOME
- ENTRANCE HALL
- KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS
- LOFT ROOM
- HOUSE BATHROOM
- DRIVEWAY AND GARAGE
- SUMMERHOUSE/BAR
- ENCLOSED REAR GARDEN



# Full Description

## DESCRIPTION

Barkers are delighted to offer for sale this well presented extended semi-detached family home which must be viewed to be appreciated. The property has private parking for two vehicles with an electric car charger an enclosed rear garden with an impressive summerhouse/bar. Ideally situated within walking distance of the highly regarded BBG Academy, close to local 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, gas fired central heating. The accommodation briefly comprising entrance hall, lounge, dining kitchen, conservatory, to the first floor there are three bedrooms, loft room, house bathroom.

## ENTRANCE HALL

An external door leads into the entrance hall with laminate flooring, doors leading into lounge and kitchen, stairs leading to the first floor landing.

## LOUNGE

11' 6" x 13' 0" (3.51m x 3.96m)

Featuring a log burning fire, laminate flooring, bay window.

## KITCHEN/DINER

7' 5" x 18' 6" (2.26m x 5.64m)

Fitted with wood effect wall and base units with complementary work surfaces, inset sink with mixer tap, range cooker with five ring gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, laminate flooring, door to the side leading out onto the rear garden.

## CONSERVATORY

9' 9" x 15' 4" (2.97m x 4.67m)

With patio doors leading out onto the rear enclosed garden.

## FIRST FLOOR LANDING

Stairs leading to the first floor landing with doors leading to three bedrooms, house bathroom.

## LOFT ROOM

14' 10" x 14' 2" (4.52m x 4.32m)

Access via loft ladder, currently used as a bedroom.

## BEDROOM TWO

10' 10" x 12' 5" (3.3m x 3.78m)

Double bedroom with feature bay window.

## BEDROOM THREE

10' 7" x 10' 8" (3.23m x 3.25m)

Double bedroom.



#### BEDROOM FOUR

7' 4" x 7' 5" (2.24m x 2.26m)

Single bedroom.



#### HOUSE BATHROOM

7' 3" x 8' 11" (2.21m x 2.72m)

Fitted with four piece suite comprising low flush WC, pedestal hand wash basin, walk in shower with rainwater shower over, freestanding bath, fully tiled walls, lino flooring, ceiling spot lights.



#### EXTERIOR

To the front of the property is a driveway for several vehicles with electric car charger, to the rear of the property is a well maintained private garden with artificial grass, decked patio area ideal for outside entertaining.



#### SUMMERHOUSE/BAR

With laminate flooring and log burner - ideal for outstanding entertaining.



#### DIRECTIONS

From our Birkenshaw Office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 then left onto Tetley Drive where the property will be located on the left.

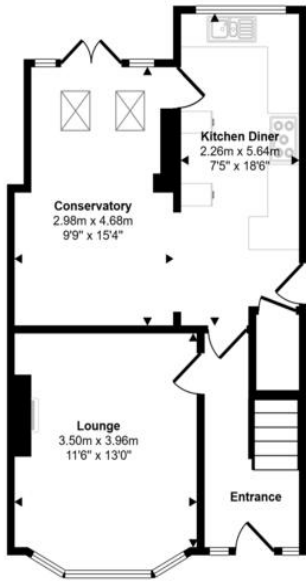


#### ADDITIONAL INFORMATION

Tenure: Freehold

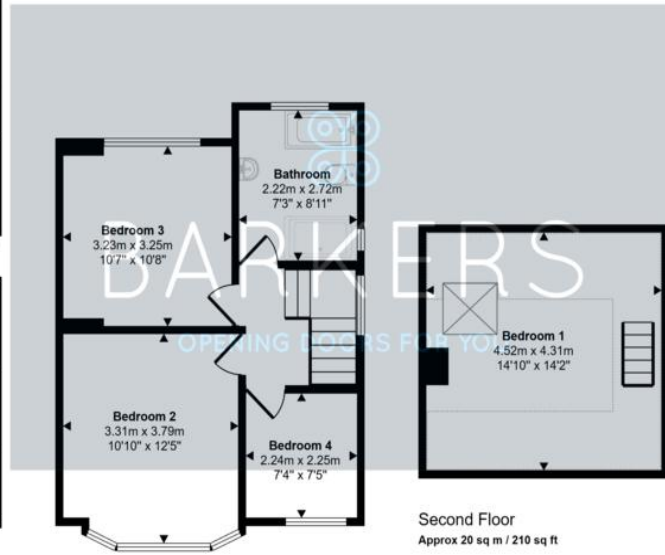
Council Tax Band: C

Approx Gross Internal Area  
121 sq m / 1299 sq ft



Ground Floor  
Approx 50 sq m / 535 sq ft

Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are 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