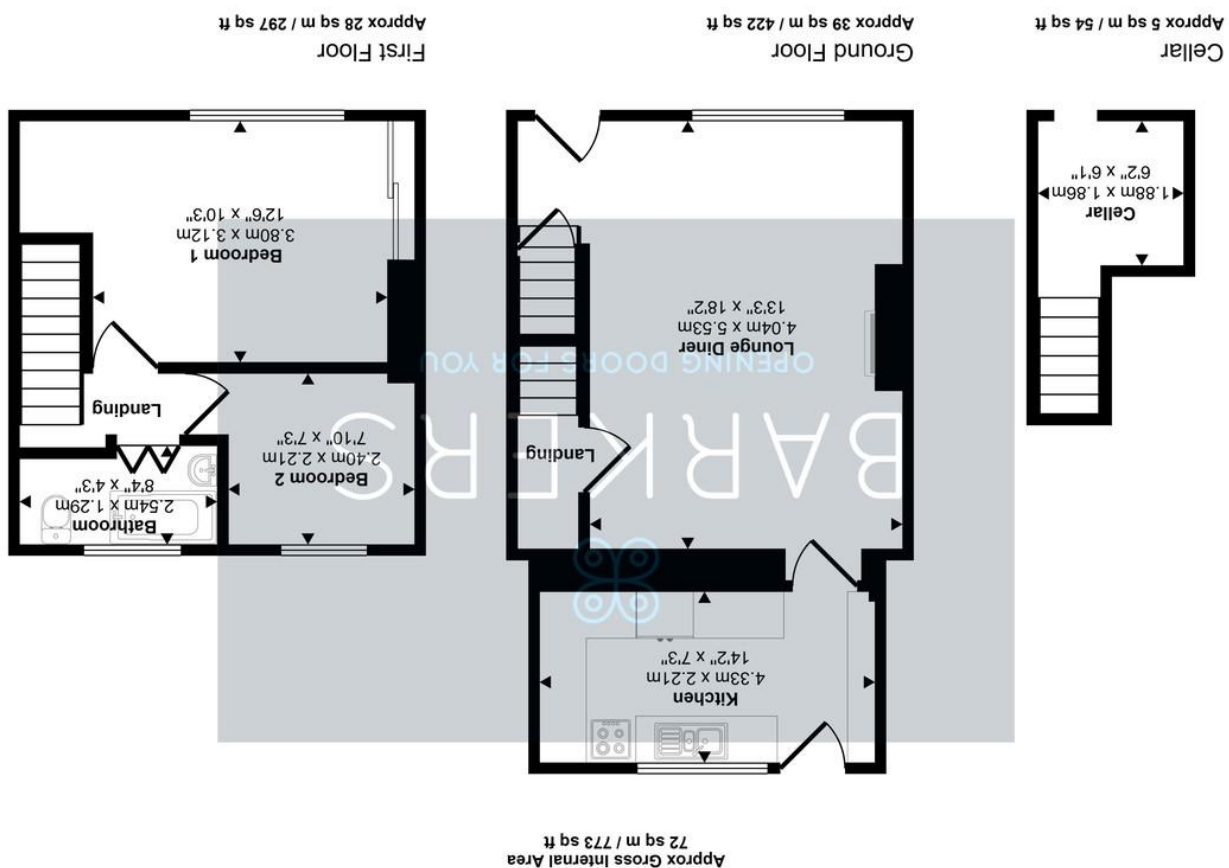


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are bathroom suites are approximate and may not look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



BARKERS
OPENING DOORS FOR YOU



269 Moor Lane
Birkenshaw, BD11 2HJ
Asking Price Of £145,000

- 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



BARKERS

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