Yorkshire Residential Sales and Lettings
Hub 26 | Hunsworth Lane | Cleckheaton | BD19 4LN
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www.yorkshire-residential.co.uk

YORKSHIRE RESIDENTIAL
Sales and Lettings

267 Moor Lane

Birkenshaw, Bradford, BD11 2HJ

£195,000

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£195,000

TWO BEDROOM COTTAGESTUNNING HOME***IDEAL TO FIRST TIME BUYERS***BIRKENSHAW***
Viewing essential to appreciate the standard of property on offer, the property has been fully renovated inside and out to an exceptional standard with accommodation which comprises of; entrance hall, lounge, kitchen diner, two first floor double bedrooms and house bathroom. Externally is a buffer garden to the front and an enclosed landscaped garden to the rear .
NO UPPER CHAIN & NOT TO BE MISSED!!
*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Entrance Hall
Stairs to first floor accommodation, LVT flooring and lovely glass doors leading into the lounge, radiator

Lounge
17'7" x 12'3" (5.36m" x 3.73m")
Electric Plasma style fire built into a media wall, matching LVT flooring from entrance, window shutters and cloaks cupboard under stairs.

Cellar
Ideal for storage and has power and lighting.

Kitchen Diner
7'5" 12'3" (2.26m" 3.73m")

Landing
Access to the loft space

Double Bedroom One
7'7" x 11'7" (2.31m" x 3.53m")
Walk in wardrobe, window shutters and radiator.

Double Bedroom Two
9'8" x 7'8" (2.95m" x 2.34m")
Window shutters and radiator.

House Bathroom
Three piece white modern suite which consists of a low flush wc, wash hand basin, bath with shower over and screen. Tiled walls, inset spot lighting and heated towel rail.

Exterior
Buffer garden to the front and an enclosed landscaped garden to the rear with single garage on a separate plot.

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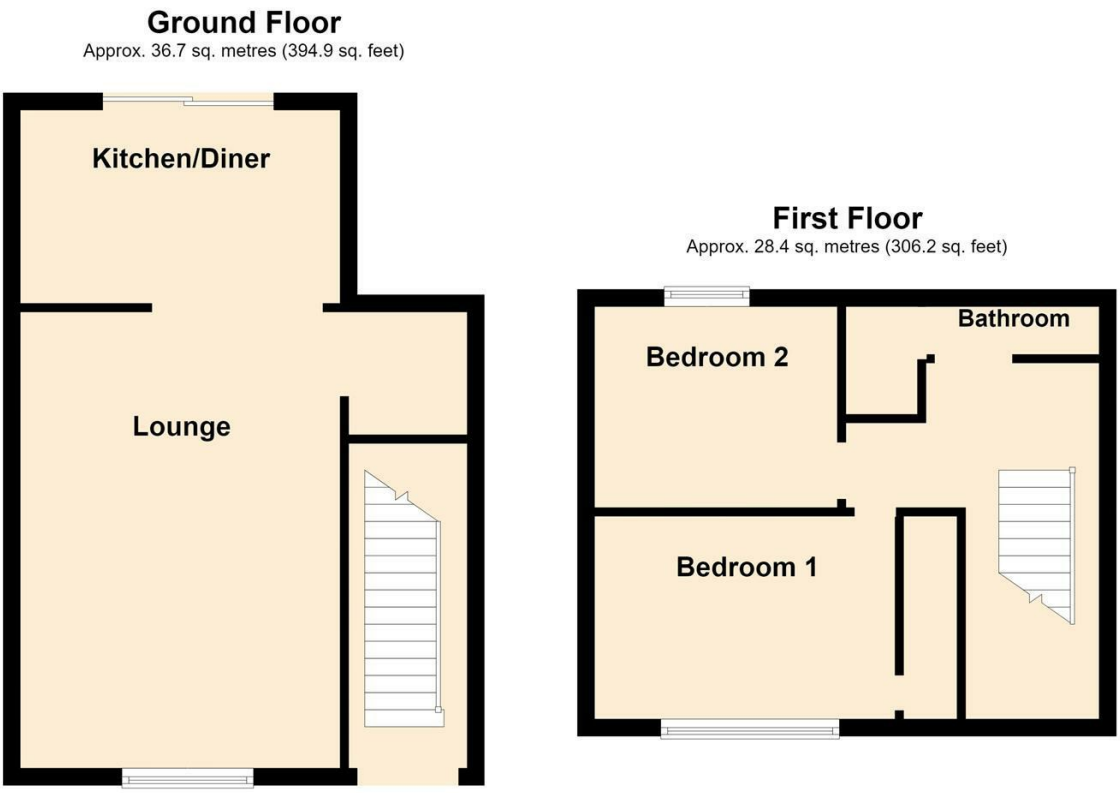
Road Map

Hybrid Map

Terrain Map

Floor Plan

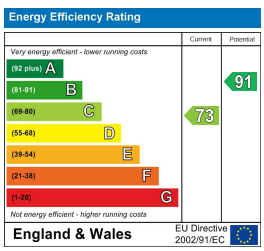


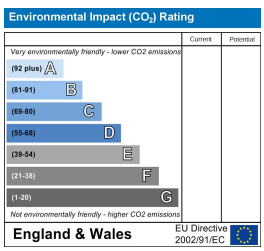
Total area: approx. 65.1 sq. metres (701.2 sq. feet)

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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