



**Amberthorpe, Birkenshaw BRADFORD BD11 2JT**

**welcome to**

## **Amblertorne, Birkenshaw BRADFORD**

BEAUTIFULLY PRESENTED TWO bedroom END THROUGH TERRACE, LIVING ROOM with LOG BURNER, KITCHEN/DINER, CONSERVATORY, TRADITIONAL HOUSE BATHROOM, FURTHER LOFT ACCOMMODATION, DRIVEWAY to the front for two cars and an ENCLOSED LAWNED GARDEN to the rear.

### **Entrance Porch**

Double glazed wooden framed windows to both sides, tiled floor and space for a fridge freezer.

### **Entrance Hall**

uPVC double glazed door to the rear, gas central heating radiator, stairs leading to the first floor landing.

### **Living Room**

Fabulous room with a cosy log burner set within the chimney breast, gas central heating radiator, reclaimed Herringbone wood flooring.

### **Kitchen/Diner**

Having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for a Range Cooker, integrated dishwasher and washing machine, gas central heating radiator, storage cupboard, uPVC double glazed window to the front, wooden door leading into the porch.

### **Conservatory**

uPVC double glazed windows and under floor heating.

### **First Floor Landing**

uPVC double glazed window to the side. Access to both bedrooms and the house bathroom. Stairs leading to the loft accommodation.

### **Bedroom One**

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobe space with a gas central heating radiator.

### **Bedroom Two**

uPVC double glazed window to the front, gas central

heating radiator.

### **House Bathroom**

A traditional style three piece bathroom suite comprising of a cast iron bath with shower over, low level flush WC, wash hand basin, part tiled walls, heated towel rail, uPVC double glazed window to the front.

### **Loft Accommodation**

Wooden framed Velux skylight, gas central heating radiator, eaves storage and ceiling beams.

### **Exterior**

Driveway to the front providing parking for two cars and to the rear is a fabulous enclosed lawned garden with graveled seating area and garden shed. Access to the rear for neighbouring properties.





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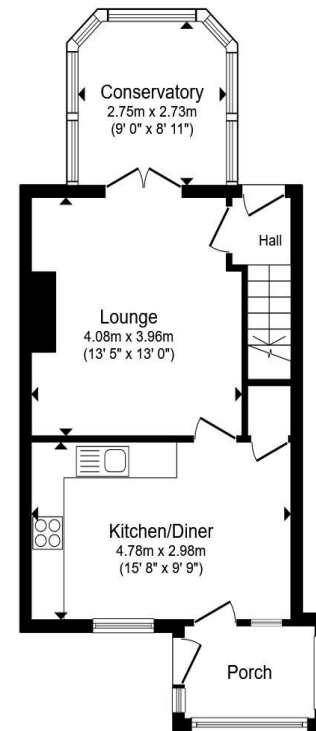
- Two bedroom end through terrace
- Beautifully presented throughout
- Loft accommodation
- Kitchen/diner & conservatory
- Spacious lawned rear garden

Tenure: Freehold EPC Rating: D

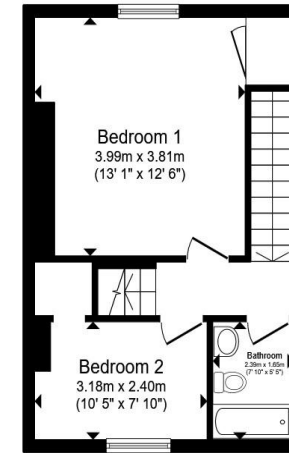
Council Tax Band: A

offers over

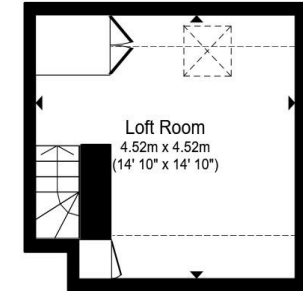
**£230,000**



Ground Floor



First Floor



Second Floor

Total floor area 100.1 m<sup>2</sup> (1,078 sq.ft.) approx

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Property Ref:  
MLY111720 - 0006

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