

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

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The Property
Ombudsman

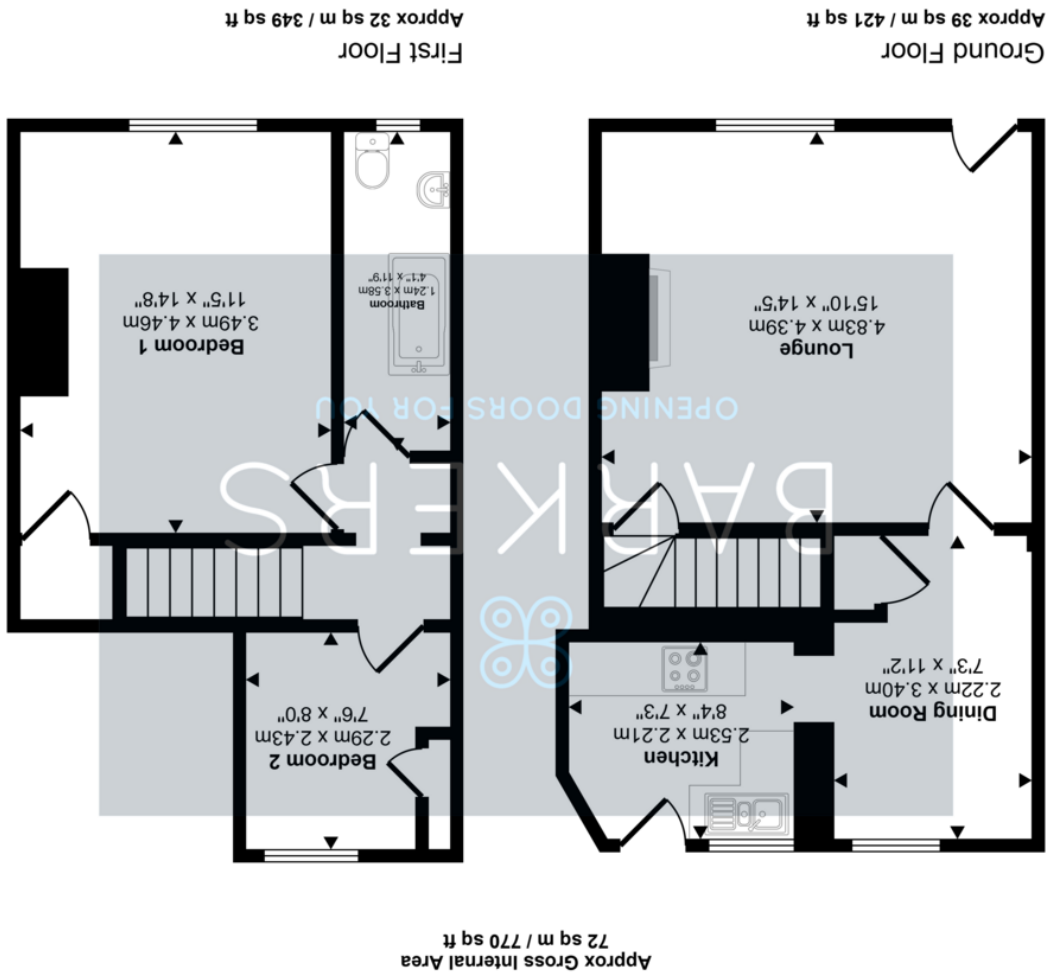
nthMarket.com

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

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

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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.



BARKERS

OPENING DOORS FOR YOU



17 Munster Street
Bradford, BD4 7QE
Asking Price Of £112,500

- END TERRACED PROPERTY
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- KITCHEN, LOUNGE & DINING AREA
- BATHROOM
- PARKING TO FRONT
- SPACIOUS GARDEN TO REAR
- POPULAR LOCATION
- NO CHAIN



Full Description

Barkers have pleasure in offering for sale this two bedroom end terraced property with the benefit of gas central heating, uPVC double glazing, parking to the front and spacious pebbled garden to the rear. Offered for sale with No Chain. The property briefly comprises: Lounge, cellar, dining room, kitchen, two bedrooms and bathroom and is situated in this popular location, convenient for access to local amenities.

ENTRANCE
Door into lounge.

LOUNGE
15' 10" x 14' 4" (4.83m x 4.39m)
Carpeted throughout and featuring a fireplace with Adam style surround with marble effect hearth and back with a Living Flame gas fire . Ornate ceiling rose. Door to cellar. Access to kitchen.

CELLAR
Useful cellar/storage.

KITCHEN
8' 3" x 7' 3" (2.53m x 2.21m)
Comprising a range of wall and base units with complementary worktops, stainless steel sink unit with mixer tap, electric oven, ceramic hob with extractor hood over, plumbing for washing machine. Part tiled walls. Vinyl flooring. Door leads out to the rear.

DINING ROOM
7' 3" x 11' 1" (2.22m x 3.40m)
Leading to kitchen area. Door to staircase to first floor.

FIRST FLOOR LANDING
With doors to two bedrooms and bathroom.

BEDROOM ONE
11' 5" x 14' 7" (3.49m x 4.46m)
Spacious double room featuring a useful walk-in wardrobe with shelving and hanging rail.

BEDROOM TWO
7' 6" x 7' 11" (2.29m x 2.43m)
Single room with built in storage cupboard.

BATHROOM
4' 0" x 11' 8" (1.24m x 3.58m)
Family bathroom featuring a three piece white suite of bath with mixer shower tap, WC and wash hand basin. Part tiled walls. Vinyl flooring.

EXTERIOR
There is paved area to the front of the property and to the rear is an enclosed peddled garden with a planted border.

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.

DIRECTIONS
From our Birkenshaw office, proceed to Old Lane and turn left onto Town Street for about 0.1 mile and then turn right onto Bradford Road/A651 and continue for approx 2 mile. Keep left at Tong Street toward Ring Road and at the roundabout take the second exit onto Wakefield Road toward City Centre and then turn left onto Munster Street.

