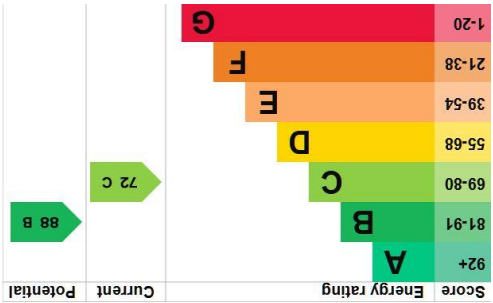


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should



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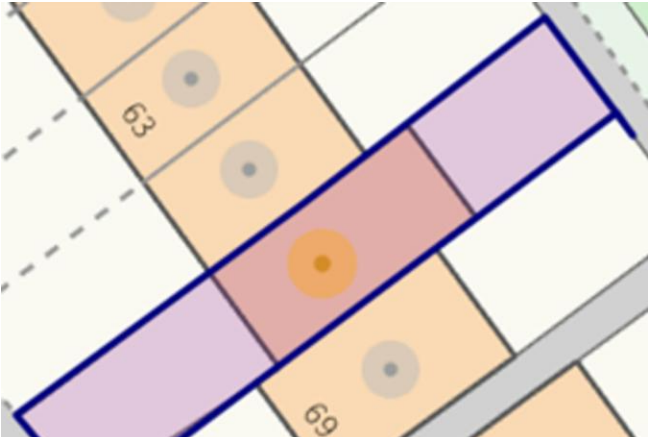


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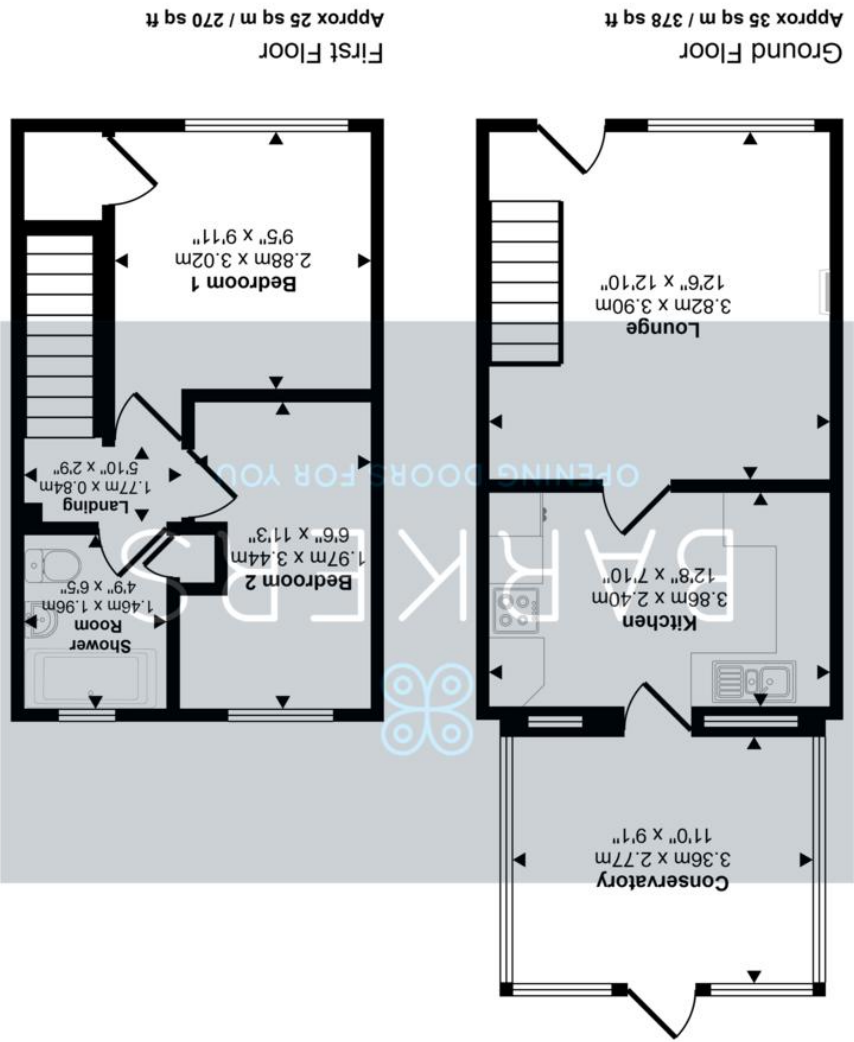
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BARKERS

OPENING DOORS FOR YOU



67 Oakway

Birkenshaw, BD11 2PG

£175,000

- WELL PRESENTED MID TERRACED HOUSE
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- SHOWER ROOM
- TWO BEDROOMS
- GARDEN
- DRIVEWAY
- CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS



Full Description

A beautifully presented two-bedroom mid-terrace home, ideal for first-time buyers and investors, offering well-proportioned accommodation, off-road parking and a conservatory. Conveniently located close to a range of local shops, schools and everyday amenities, the property also enjoys excellent transport links, providing easy access to nearby towns, city centres and motorways.

This fantastic home is ready to move into and must be viewed to be fully appreciated.

LOUNGE

12' 10" x 12' 6" (3.91m x 3.81m)

The living room is a comfortable and well-proportioned space, offering a warm and inviting atmosphere. Featuring a fitted carpet, the room provides a cosy setting for both relaxing and entertaining. A charming fireplace and built in coving serves as an attractive focal point, adding character and appeal.

KITCHEN

12' 8" x 7' 10" (3.86m x 2.39m)

The kitchen is a practical and well-designed space, featuring a durable tiled floor and an excellent range of fitted cupboards, providing ample storage for everyday essentials. There is dedicated space for a fridge freezer, while the generous layout offers plenty of worktop and storage space, making the kitchen both functional and ideal for day-to-day cooking and family living.

CONSERVATORY

11' 0" x 9' 1" (3.35m x 2.77m)

The spacious conservatory is a versatile and light-filled room, offering ample space for a family dining table, making it an ideal setting for both everyday meals and entertaining. There is also space for a washing machine, adding to the practicality of the home. Providing direct access to the garden, this flexible space seamlessly connects the indoor and outdoor living areas and can be adapted to suit a variety of needs.

BEDROOM ONE

9' 11" x 9' 5" (3.02m x 2.87m)

A beautifully presented double bedroom, with room for extra storage. Offering a bright and spacious feel, the room benefits from fitted carpeting, ample space for bedroom furniture, and a calm, modern atmosphere - ideal for relaxing at the end of the day.

BEDROOM TWO

11' 3" x 6' 6" (3.43m x 1.98m)

A well-presented and bright single bedroom. Offering a cosy yet practical layout, the room provides space for a single bed and additional furniture, making it ideal as a child's bedroom, nursery, or home office. Finished with soft carpeting and filled with natural light, this is a versatile space to suit a range of needs.

SHOWER ROOM

6' 5" x 4' 9" (1.96m x 1.45m)

A stylish, contemporary shower room finished to a high standard, featuring a walk-in shower with glass shower screen, modern vanity wash hand basin, and low-level WC. Complemented by sleek tiling throughout, a heated towel rail, and a frosted window providing natural light and privacy, this beautifully presented space offers both practicality and a luxurious feel.



GARDEN

The enclosed rear garden has been designed for ease of maintenance, with a generous paved patio providing the perfect space for outdoor seating and entertaining. Two steps lead up to a well-kept lawn, creating a pleasant split-level layout. The garden is fully enclosed by fencing, offering a good degree of privacy and making it an ideal space for families, children, or those looking to enjoy outdoor living.

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.

