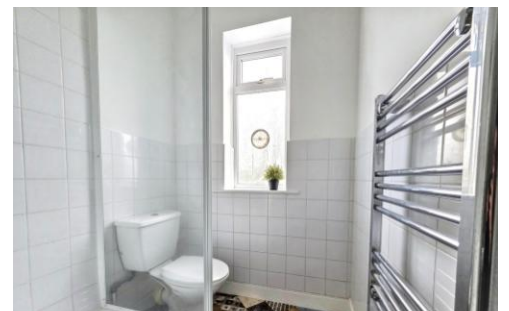




# BARKERS

OPENING DOORS FOR YOU



**73 Allen Croft**

Birkenshaw, BD11 2AB

**£93,950**

# Property Description

## DESCRIPTION

NO CHAIN, RECENTLY RENOVATED one bedroomed mid terraced property with uPVC double glazing and gas fired central heating, ideally situated within easy reach of local schools, amenities and just a short drive away from junction 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: kitchen/lounge, one bedroom, shower room. To the front of the property is a parking space but right of way is required for No.75.

## ENTRANCE

An external door leads into the lounge.

## LOUNGE WITH KITCHEN AREA

15' 9" x 13' 8" (4.8m x 4.17m)

Featuring a fireplace and a door leading to the first floor. The kitchen area is fitted with a range of modern wall and base units with complementary work surfaces and an inset sink with a mixer tap. Space is available for cooker and washing machine.

## FIRST FLOOR LANDING

Stairs leading to the first floor landing with doors leading off into the double bedroom and shower room.

## BEDROOM ONE

12' 8" x 8' 6" (3.86m x 2.59m)

Double room.

## SHOWER ROOM

8' 7" x 5' 0" (2.62m x 1.52m)

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, shower cubide, part tiled walls and tiled flooring.

## EXTERIOR

Parking to the front of the property with right of way access for no. 75.

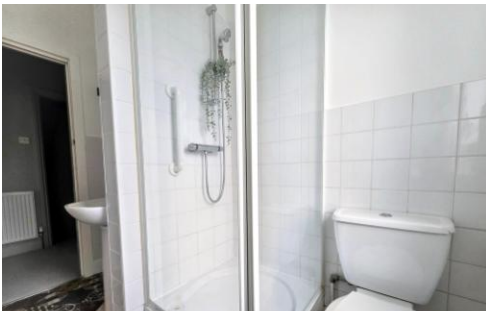
## DIRECTIONS

From our Birkenshaw Office proceed up Old Lane and at the top turn left onto Town Street then left again onto Bradford Road. Turn left onto Allen Croft where the property will be located on the left hand side.

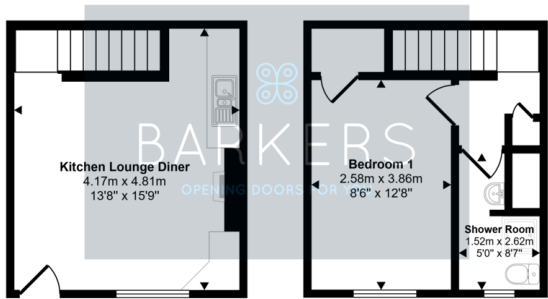
## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



Approx Gross Internal Area  
41 sq m / 438 sq ft



Ground Floor  
Approx 20 sq m / 216 sq ft

First Floor  
Approx 21 sq m / 222 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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