



13 Amblerthorne

Birkenshaw, Bradford, BD11 2JT

Asking Price Of £250,000

-  END TERRACE PROPERTY
-  TWO BEDROOMS PLUS LOFT ROOM
-  CONSERVATORY
-  CHARACTER FEATURES
-  UPVC DOUBLE GLAZING
-  GAS CENTRAL HEATING
-  DRIVEWAY TO THE FRONT
-  GARDEN AREA TO THE REAR
-  POPULAR LOCATION
-  CLOSE TO LOCAL AMENITIES



Full Description

DESCRIPTION

Barkers have pleasure in offering For Sale this beautiful end terraced property with two first floor bedrooms and a loft room/occasional room. Situated in the most desirable location of Birkenshaw and within the BBG Academy catchment area, close to good local amenities and the motorway network. The property benefits from uPVC DG and Gas CH and is very well presented and comprises, Entrance Hall, lounge, dining kitchen, two double bedrooms, bathroom and a second floor occasional room. Outside there is driveway to the front, providing off street parking and to rear there is a pebbled area with lawned garden area.

ENTRANCE PORCH

7' 10" x 5' 1" (2.41m x 1.56m)

Tiled floor. Door leading to the kitchen diner.

KITCHEN/DINER

15' 6" x 9' 7" (4.74m x 2.94m)

Light & airy room featuring dual aspect windows and comprising a range of wall and base units with granite worktops, modern sink with drainer and chrome mixer tap, Rangemaster cooker. Tiled flooring. Spotlights to the ceiling. Doors to lounge and under stairs storage. Part tiled walls.

LOUNGE

12' 8" x 13' 1" (3.87m x 3.99m)

This lovely spacious room has the benefit of a log burner set in a feature fire surround with hearth and brick back. Ceiling rose,

shelving and coving. Herringbone style wooden flooring. French doors to the conservatory and door to the first floor.

CONSERVATORY

8' 6" x 8' 10" (2.61m x 2.70m)

With laminate flooring.

FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

BEDROOM ONE

11' 4" x 12' 2" (3.46m x 3.71m)

Spacious room with built-in wardrobes.

BEDROOM TWO

9' 1" x 7' 8" (2.79m x 2.34m)

Small double room with under-stairs storage.

STAIRS LEADING TO LOFT ROOM

LOFT ROOM/OCCASIONAL ROOM

10' 1" x 14' 6" (3.09m x 4.43m)

Spacious room with Velux window. Beams to the ceiling.

BATHROOM

5' 3" x 7' 9" (1.61m x 2.37m)

Featuring a three piece suite of bath with rainfall shower over, wash hand basin and WC. Part tiled walls and tiled floor.



EXTERIOR

The property has the benefit of a parking area to the front. To the rear, there is a private garden, with pebbled area and further lawned area.

ADDITIONAL INFORMATION

Tenure: Freehold

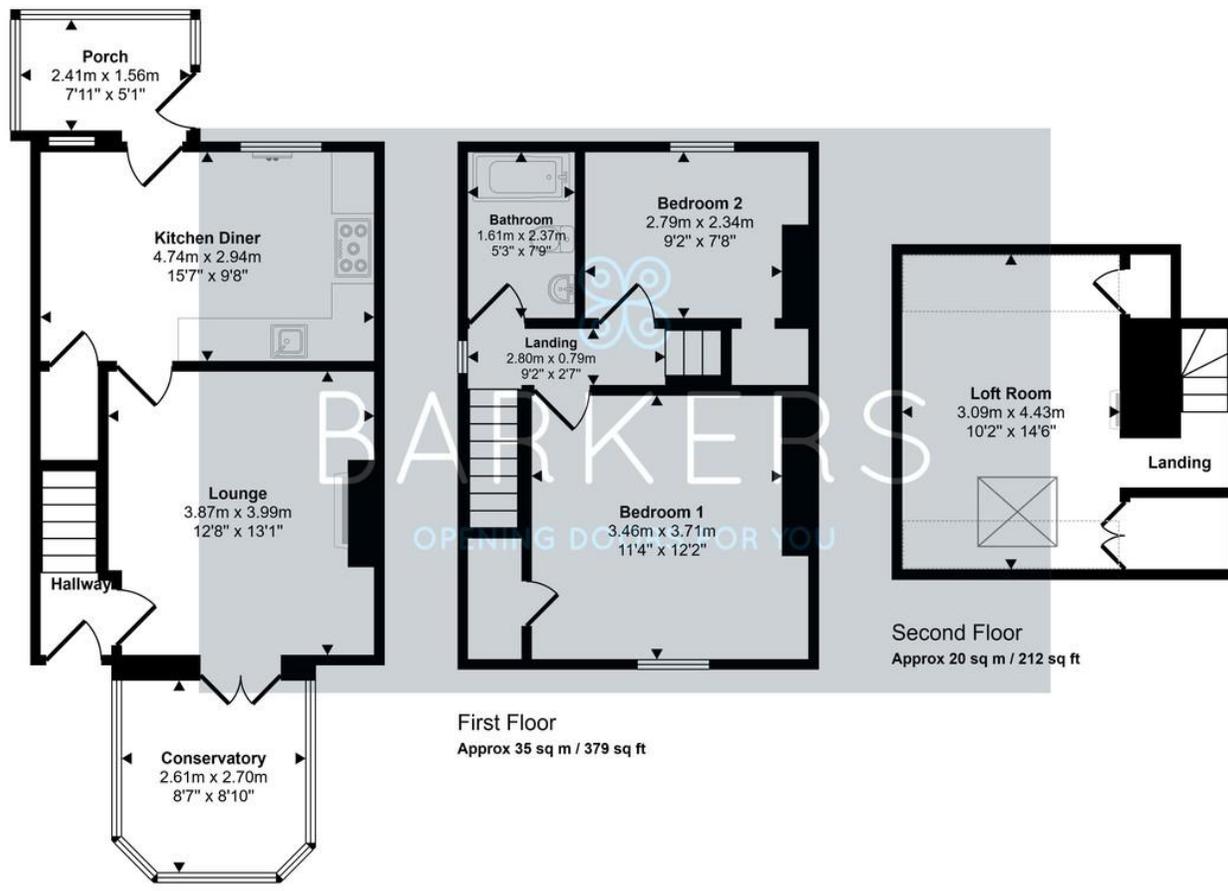
Council Tax Band: A

DIRECTIONS

From our Birkenshaw office, leave from Old Lane and turn left onto Amblethorne and the property can be identified by our For Sale board.



Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft

Denotes head height below 1.5m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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