



## 5 Hurstville Avenue

East Bierley, BD4 6PX

£205,000

- EXTENDED PROPERTY
- SUBSTANTIAL GARDEN PLOT
- GATED DRIVEWAY & GARAGE
- VIEWS OVER FARMLAND
- LOUNGE, DINING KITCHEN
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM
- QUIET CUL DE SAC LOCATION
- OFFERED FOR SALE WITH NO CHAIN



# Full Description

Offered for sale with NO CHAIN is this extended property which has a substantial garden plot, gated driveway and a detached garage. Tucked away in a quiet cul-de-sac position with open views over farmland, the property is conveniently located within easy reach of local schools, amenities, bus routes, and is just minutes from Junctions 26 and 27 of the M62 motorway network. The accommodation briefly comprises: entrance porch, entrance hall, spacious lounge, dining kitchen, two double bedrooms, and a house bathroom.

## ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the entrance hall.

## ENTRANCE HALL

A door leads into the lounge and a staircase leads to the first floor landing.

## LOUNGE

17' 5" x 11' 0" (5.31m x 3.35m)

This spacious lounge has wall lights and a feature fireplace. A door leads into the dining kitchen.

## DINING KITCHEN

15' 4" x 13' 3" (4.67m x 4.04m)

Fitted with a range of wall and base units with complementary work surfaces, splash-back tiling and an inset stainless steel sink. Built-in electric oven and hob with an extractor over, plumbing for a washing machine and space for a fridge/freezer. Additional features include tiled flooring and a useful under-stairs storage cupboard. A door leads out to the side elevation.

## FIRST FLOOR LANDING

Doors lead to two double bedrooms and the house bathroom. Access point to the loft via a drop down ladder.

## BEDROOM ONE

13' 8" x 10' 0" (4.17m x 3.05m)

Double room with built-in wardrobes and cupboards which offer plentiful storage.

## BEDROOM TWO

10' 11" x 8' 5" (3.33m x 2.57m)

This double room enjoys views over farmland and has built-in wardrobes and cupboards which offer plentiful storage.

## HOUSE BATHROOM

Fitted with a three piece suite which comprises of a wash basin inset into a vanity unit, bath with shower over and a W.C Features include tiled walls, built-in storage cupboards and a chrome heated towel radiator.



## EXTERIOR

To the front of the property there is a paved garden with plants and shrubs alongside a gated driveway which provides private parking and leads to a detached garage. To the rear there is a substantial garden plot with an expansive lawned area, paved patio, green house and an outside tap. The rear garden enjoys a wonderful open aspect onto farmland to the side elevation.

## ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

Please note that the ariel plot image is for illustrative purposes only to give a general indication of plot size.

Please note there is a Right of Way to the side of the property.

## DISCLAIMER

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

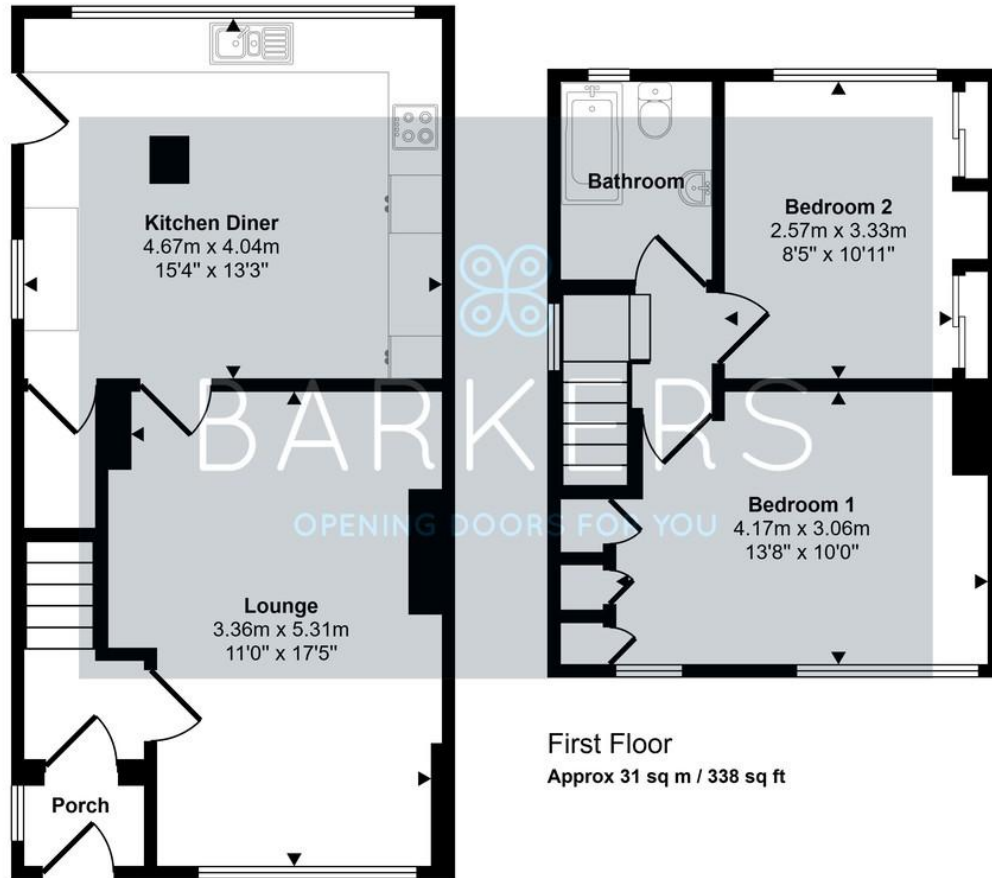


**BARKERS**  
ESTATE AGENTS

Call us now to  
arrange your  
**FREE**  
valuation!

Contact us: 0113 2879344 / 01274869671 [www.barkersstateagents.co.uk](http://www.barkersstateagents.co.uk)

Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft

First Floor  
Approx 31 sq m / 338 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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



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