



BAKERS

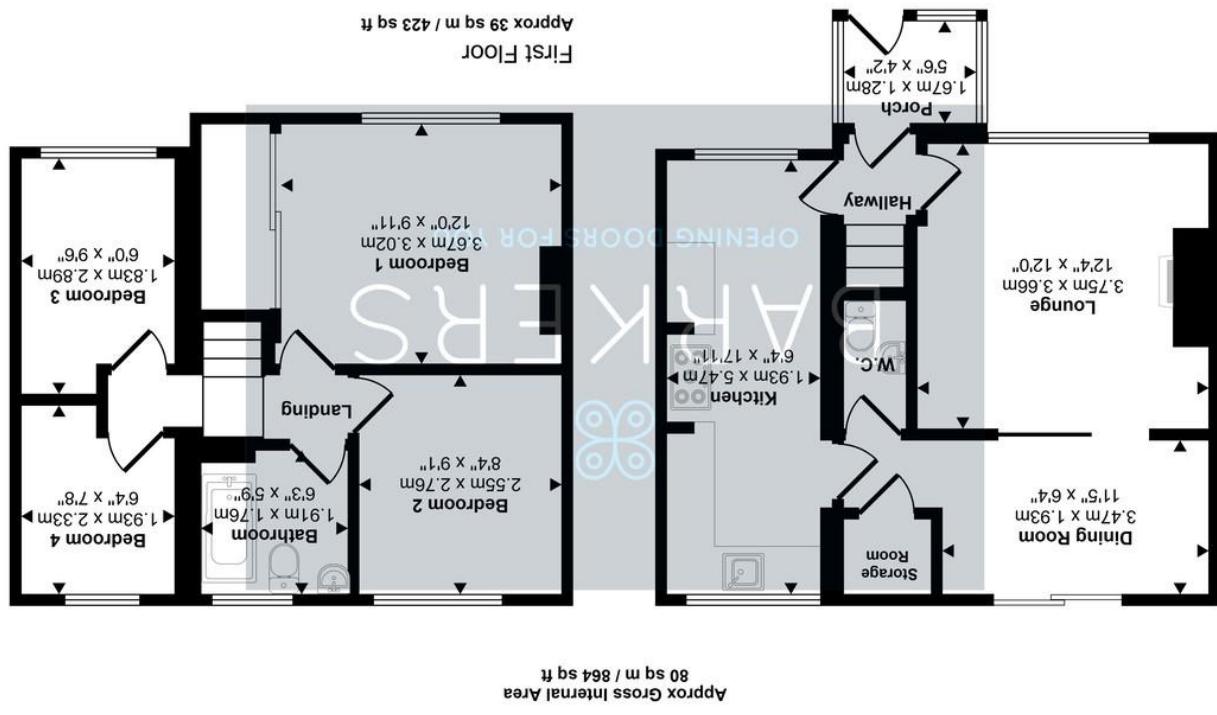
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Ground Floor



80 sq m / 864 sq ft



22 Old Lane

Birkenshaw, BD11 2JX

Offers In Region Of £245,000

-  EXTENDED END TOWNHOUSE
-  KITCHEN
-  VIEWS OVER FARMLAND
-  FOUR BEDROOMS
-  ENTRANCE PORCH,
ENTRANCE HALL
-  BATHROOM
-  LOUNGE, DINING ROOM
-  DRIVEWAY
-  GARDEN TO REAR
-  CLOAKS/W.C.



Full Description

Offered for sale is this extended FOUR bed roomed end townhouse which enjoys stunning views over farmland to the rear and must be viewed to be appreciated. Ideally situated within walking distance of excellent local schools, including the highly regarded BBG Academy, close to amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, entrance hall, lounge, dining room, cloaks/W.C., kitchen, four bedrooms and bathroom. Externally there is a driveway to the front which provides private parking and an enclosed rear garden with an open aspect onto farmland.

ENTRANCE PORCH

5' 6" x 4' 2" (1.68m x 1.27m)

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

ENTRANCE HALL

A staircase leads to the first floor landing and doors lead to the lounge and kitchen.

KITCHEN

17' 11" x 6' 4" (5.46m x 1.93m)

Fitted with a range of wall and base units with complementary butchers block work surfaces, splash back tiling and a Belfast sink with a mixer tap. Rangemaster cooker set within a feature floor to ceiling brick built chimney breast and space for a fridge freezer. This room enjoys far reaching views over farmland.



LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m)

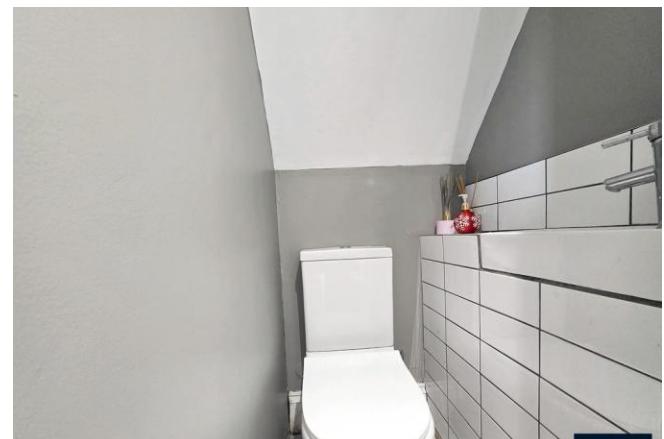
The focal point of this room is a floor to ceiling brick fireplace with a multi-fuel burning stove. There is laminate flooring and an archway leads to the dining room.



DINING ROOM

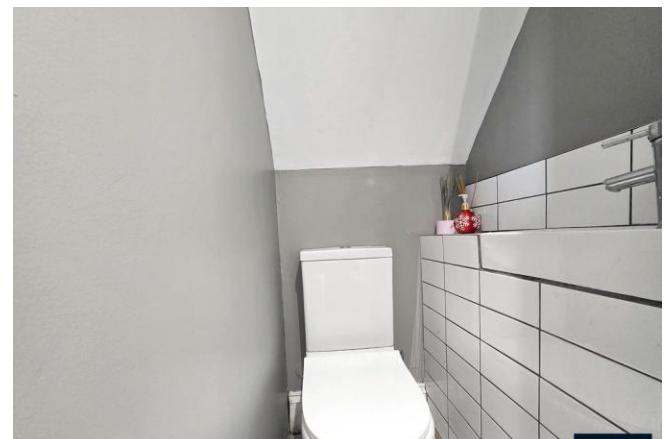
11' 5" x 6' 4" (3.48m x 1.93m)

This room enjoys views over farmland and has laminate flooring, patio doors leading out to the rear garden and doors lead to a useful storage cupboard/ utility, the cloaks/.W.C. and into the kitchen.



CLOAKS/W.C.

Fitted with a two piece suite which comprises of a W.C. and wash basin. Part tiled walls.



STORAGE ROOM/UTILITY

With plumbing for a washing machine and venting for a tumble dryer.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

12' 0" x 9' 11" (3.66m x 3.02m)

Double room. Fitted wardrobes with sliding doors provide plentiful storage.



BEDROOM TWO

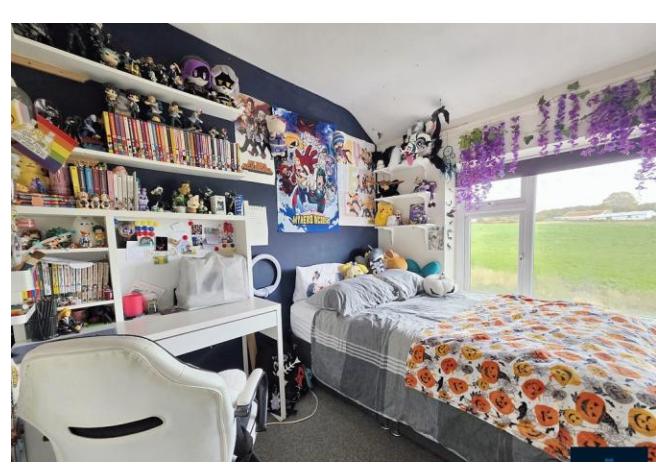
9' 1" x 8' 4" (2.77m x 2.54m)

Double room with views over farmland.

BEDROOM THREE

9' 6" x 6' 0" (2.9m x 1.83m)

Good sized single room.



BEDROOM FOUR

7' 8" x 6' 4" (2.34m x 1.93m)

Single room with views over farmland.

BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m)

Fitted with a three piece suite which comprises of a bath with a rainwater shower over and glass screen, W.C. and a wash basin inset into a vanity unit. Complementary part tiled walls.



EXTERIOR

To the front of the property there is a driveway which provides private parking and to the rear there is an enclosed garden with a lawn, decked area and an open aspect onto farmland.

ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold