



BARKERS
OPENING DOORS FOR YOU



54 Moorlands Road
Birkenshaw, Bradford, BD11 2BS
£125,000

- STONE BUILT MID TERRACE
- ENTRANCE HALL
- LOUNGE & KITCHEN
- BASEMENT ROOMS
- TWO GOOD SIZED BEDROOMS
- BATHROOM
- SMALL GARDEN TO THE FRONT
- ACCESS TO PLESANT COMMUNAL GARDEN



Full Description

DESCRIPTION

Offered for sale with NO CHAIN is this well presented two bedroomed terraced property which would make an ideal purchase for first time buyers or investors. Conveniently situated close to the local schools, shops and amenities in Birkenshaw village centre and within easy reach of 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 hall, lounge, kitchen, basement rooms, two good sized bedrooms and bathroom. Small garden area to the front and access to a pleasant communal garden.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor and a door leads into the lounge.

LOUNGE

15' 11" x 13' 09" max (4.85m x 4.19m)

Featuring a superb stone flagged floor and a fireplace with a brick back, stone hearth and a wood burning stove. Useful shelving and storage cupboards built into the alcoves and a door leads into the kitchen.

KITCHEN

7' 01" x 4' 07" (2.16m x 1.4m)

Fitted with wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Inset spotlights to the ceiling, electric oven, gas hob, oak flooring and a staircase leads down to the basement rooms.

BASEMENT ROOMS

ROOM ONE

12' 05" x 5' 11" (3.78m x 1.8m)

This plastered room has laminate flooring and a window and would make an ideal kitchen subject to the necessary consents. There is a stainless steel sink unit and a door leads to a further room. This room could also provide useful office space.

ROOM TWO

5' 10" x 4' 03" (1.78m x 1.3m)

Featuring built in shelving and a power point.

FIRST FLOOR LANDING

Doors lead to two bedrooms and the bathroom.

BEDROOM ONE

10' 10" x 10' 01" plus doorway (3.3m x 3.07m)

Double room with a wood stripped floor and feature cast iron fireplace.



BEDROOM TWO

12' 08" max x 7' 09" max (3.86m x 2.36m)

With a wood stripped floor and useful built-in storage cupboards (one of which houses the boiler).

BATHROOM

Fitted with a three piece suite which comprises of a bath with a mixer shower tap, glass screen and an electric shower over, W.C. and wash basin. Part tiled walls, wood stripped flooring and inset spotlights to the ceiling.

EXTERIOR

The property has an open plan paved yard to the front and enjoys access to a pleasant communal garden.

ADDITIONAL INFORMATION

Council tax band - A

Tenure - freehold

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the thirist exit into Bradford Road. Proceed through the village, up the hill and turn right into Moorlands Road. Take the first right and follow Moorlands Road into the cul de sac. The property can be found on the right hand side.

