

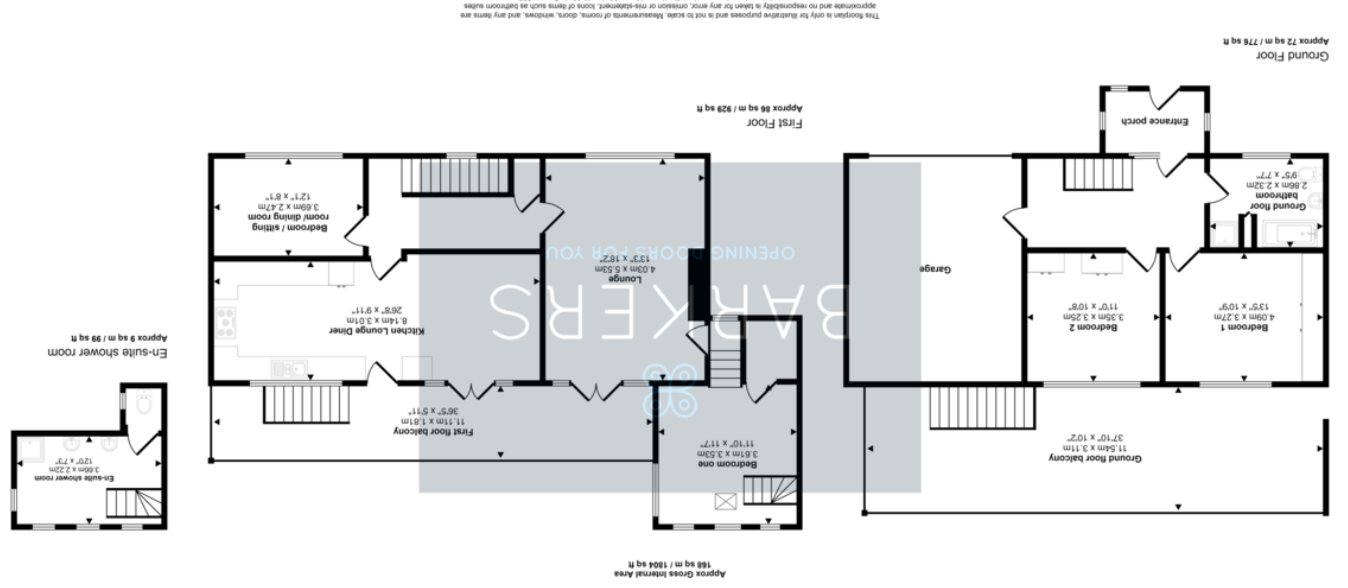
4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements 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

Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	61D
39-54	E	
21-38	F	
1-20	G	77C



BARKERS
Select Collection

The Elms 13 Mazebrook Avenue
Off Drub Lane, Hunsworth, BD19 4BP
Asking Price Of £475,000

- 🏡 DETACHED RESIDENCE
- 🏡 THREE/FOUR BEDROOMS
- 🏡 BATHROOM & EN SUITE
- 🏡 LOUNGE & DINING KITCHEN
- 🏡 BALCONY WITH RURAL VIEWS
- 🏡 RURAL LOCATION, CLOSE TO AMENITIES
- 🏡 INTEGRAL GARAGE & PARKING
- 🏡 GARDENS WITH OPEN ASPECT TO THE REAR
- 🏡 MUST BE VIEWED



Full Description

Barkers are pleased to offer For Sale this Unique Extended Three/Four Bedroom Detached Property, situated in the popular rural village of Drub, having the benefit of an open aspect to the rear with countryside views. Set within impressive grounds featuring a stream and a selection of trees, the area is very peaceful, yet within easy reach of local amenities and the motorway networks. The property briefly comprises; Entrance porch, hallway, bathroom and two bedrooms at ground floor level. To the first floor; Landing, dining kitchen, lounge, fourth bedroom/study and master bedroom with en suite. Outside the drive leads to a double garage with electric roller shutter door. To the front there is a low maintenance enclosed garden with enclosed patio to the side and to the rear the garden mature trees, lawn, stream and provides an open aspect on to woodland. There is also a raised patio area accessed via steps down to the main garden.

PORCH

Part glazed Upvc door to entrance porch. Tile effect laminate flooring, spotlights, part glazed door to reception hall.

HALLWAY

Doors to two double bedrooms, ground floor bathroom and integral double garage. Under stairs storage cupboard.

BATHROOM

9' 2" x 7' 7" (2.8m x 2.32m)

Comprising a 4 piece suite of high flush WC, wash basin, dual ended bath & shower cubide. Under floor heating, built-in storage cupboard, part tiled walls.

BEDROOM TWO

13' 5" x 10' 8" (4.09m x 3.27m)

Double bedroom with outlook over fields and garden. Built in wardrobes.

BEDROOM THREE

10' 11" x 10' 7" (3.35m x 3.25m)

Double bedroom with outlook over fields and garden. Built in wardrobes.

INTEGRAL GARAGE

Double garage with plumbing for washing machine, power & light and electric roller shutter door.

FIRST FLOOR LANDING

Doors lead to fourth bedroom/study, dining kitchen and lounge. Built in storage cupboard.

DINING KITCHEN

26' 8" x 9' 10" (8.14m x 3.01m)

Spacious dining kitchen fitted with a range of wall and base units with quartz worktops and matching upstands, Belfast sink, Range style cooker with extractor over, integrated fridge/freezer and dishwasher.

A stable-style door opens on to the feature balcony with composite decking and wrought iron gates. From the seating area, double French doors also lead to the balcony, which is a superb place to relax and enjoy the stunning views over the garden and the farmland beyond. Steps lead down to the enclosed patio below.

Access to the large, part boarded loft with light is via a pull down ladder.

LOUNGE

13' 2" x 18' 1" (4.03m x 5.53m)

Good sized lounge, with gas stove effect fire with slate hearth, brick back and wood surround. French doors lead to the balcony and steps down to the master bedroom.



FOURTH BEDROOM/STUDY

12' 1" x 8' 1" (3.69m x 2.47m)

Potential for further bedroom or dining room.

MASTER BEDROOM

11' 10" x 11' 6" (3.61m x 3.53m)

Light and airy room having a several windows offering an abundance of natural light, including 2 x velux windows with views over the garden and farmland. Walk-in wardrobe with light and hanging rails, spiral steps down to the en suite.

EN SUITE

12' 0" x 7' 3" (3.66m x 2.22m)

Featuring his and hers wash basins in vanity, shower cubide, part tiled walls and spotlights to ceiling. A door leads to a separate WC, with low flush WC. Under floor heating.

EXTERIOR

A driveway provides private parking and leads to a double integral garage with electric roller shutter doors, light and plumbing for washing machine. To the front; low maintenance enclosed garden with patio to the side. The garden to the rear features mature trees, lawn, stream and open aspect on to woodland. There is an enclosed raised patio area, access via steps down to the main garden.

ADDITION INFORMATION

Tenure: Freehold

Council Tax: E

DIRECTIONS

From our office, turn right onto A58 / Whitehall Road East for approx.0.4 miles, go through 2 roundabouts, staying on A58 for 1 mile and turn left onto Drub Lane and then turn right onto Mazebrook Avenue.

