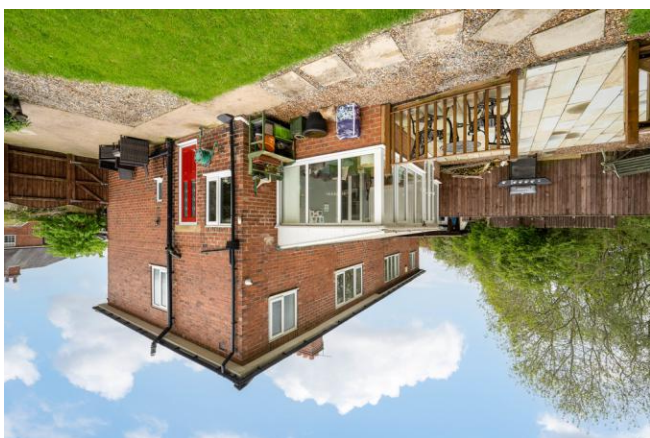


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

77 C

64 D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Denotes head height below 1.5m

Ground Floor
Approx 54 sq m / 579 sq ft

First Floor
Approx 43 sq m / 458 sq ft

Second Floor
Approx 9 sq m / 100 sq ft

Approx Gross Internal Area
106 sq m / 1136 sq ft



BARKERS
OPENING DOORS FOR YOU

3 Limetree Grove
Birkenshaw, BD11 2BJ
Offers Over £255,000

- IMMACULATE SEMI DETACHED
- SPACIOUS CORNER PLOT
- DRIVEWAY, GENEROUS GARDEN
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE
- KITCHEN, CONSERVATORY
- THREE BEDROOMS, LOFT ROOM
- HOUSE BATHROOM



Full Description

DESCRIPTION

Offered for sale is this beautifully presented semi detached family home which occupies a spacious corner plot with a driveway and generous gardens. Conveniently situated within walking distance of local amenities, bus routes and schools including the sought after BBG Academy 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 hall, cloaks/W.C., lounge, dining kitchen, conservatory, three bedrooms, loft room and house bathroom.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloaks/W.C., lounge and kitchen.

CLOAKS/W.C.

Fitted with a two piece suite with tile effect lino flooring.

LOUNGE

12' 7" x 11' 3" (3.84m x 3.43m)

Featuring a bay window.

DINING KITCHEN

19' 5" x 11' 10" (5.92m x 3.61m)

Fitted with a range of wall and base units with complementary work surfaces, feature island unit/breakfast bar, splash back tiling and an inset sink. Double oven, induction hob with an extractor over, plumbing for a washing machine, integrated dishwasher and an integrated full height fridge and freezer. Lino flooring, under unit lighting and double French doors lead to the conservatory. A door leads out to the side elevation.

CONSERVATORY

14' 4" x 7' 4" (4.37m x 2.24m)

French doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. A drop down ladder gives access to the loft room.

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m)

Double room.

BEDROOM TWO

11' 5" x 10' 3" (3.48m x 3.12m)

Double room with built-in wardrobes with sliding doors.

BEDROOM THREE

6' 10" x 7' 5" (2.08m x 2.26m)

Single room with laminate flooring.



LOFT ROOM

11' 0" x 9' 1" (3.35m x 2.77m)

Useful room which is carpeted and has a velux window.

HOUSE BATHROOM

8' 0" x 6' 9" (2.44m x 2.06m)

Fitted with a three piece suite which comprises of a bath with shower over, W.C. and wash basin. Tile effect lino flooring.

EXTERIOR

Externally there is a driveway to the front which provides private parking. At the rear there is a good sized enclosed garden which consists of a lawned area, stone paved patio, decked patio, pebbles areas and a garden shed.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the third exit into Bradford Road. Proceed through the village, up the hill and turn right into Moorlands Road. Turn left into Limetree Grove.

