



# BARKERS

OPENING DOORS FOR YOU



**15 Kingsley Crescent**

Birkenshaw, BD11 2NJ

**Asking Price £199,950**



# Property Description

Offered for sale is this two bedroomed semi detached bungalow which enjoys an open aspect at the rear onto the playing fields and is situated within easy reach of local shops, bus routes, amenities and just minutes from junctions 26 and 27 of the M62 motorway network. The property benefits from uPVC double glazing and a newly fitted gas central heating system. The accommodation briefly comprises: Entrance hall, lounge, kitchen, two bedrooms and shower room. Externally there is a driveway which provides private parking and leads to a detached garage. There are gardens to the front and rear.

## ENTRANCE HALL

An external door to the side elevation leads to the entrance hall which has doors to all accommodation and a loft access point.

## LOUNGE

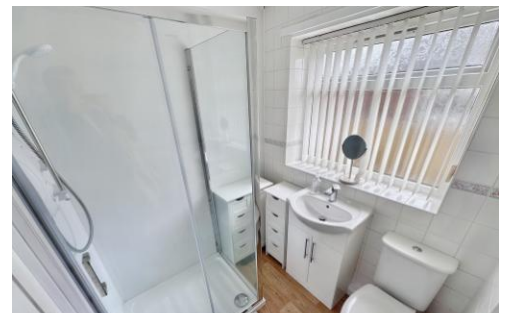
10' 9" x 15' 5" (3.29m x 4.70m) Featuring a bay window and a newly fitted carpet.

## KITCHEN

8' 4" x 8' 4" (2.55m x 2.56m) Fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Electric oven and a ceramic hob with a chimney style extractor over, plumbing for a washing machine and newly fitted flooring.

## BEDROOM ONE

10' 10" x 10' 10" (3.31m x 3.31m) Double room.



## BEDROOM TWO

8' 5" x 7' 4" (2.58m x 2.26m) Double room with a newly fitted carpet.

## SHOWER ROOM

18' 0" x 21' 7" (5.5m x 6.6m) Fitted with a three piece white suite which comprises of a shower enclosure, wash basin inset into a vanity unit and W.C. Newly fitted flooring, heated chrome towel radiator and part tiled walls.

## EXTERIOR

Externally there is a garden to the front which has a range of mature trees and shrubs with a driveway alongside offering private parking and leading to a detached single garage. The rear garden is lawned and offers a high degree of privacy.

## ADDITIONAL INFORMATION

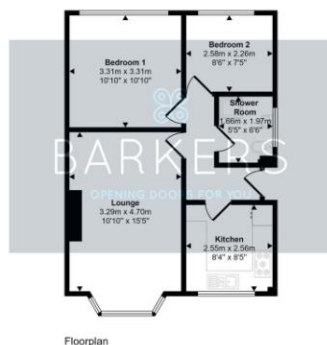
Council tax band - C

Tenure - Freehold

## DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and take the second left into Kingsley Drive. Take the first left onto Kingsley Avenue then turn right into Kingsley Crescent where the property can be found on the left hand side.

Approx Gross Internal Area  
59 sq m / 638 sq ft



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 errors, omissions or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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