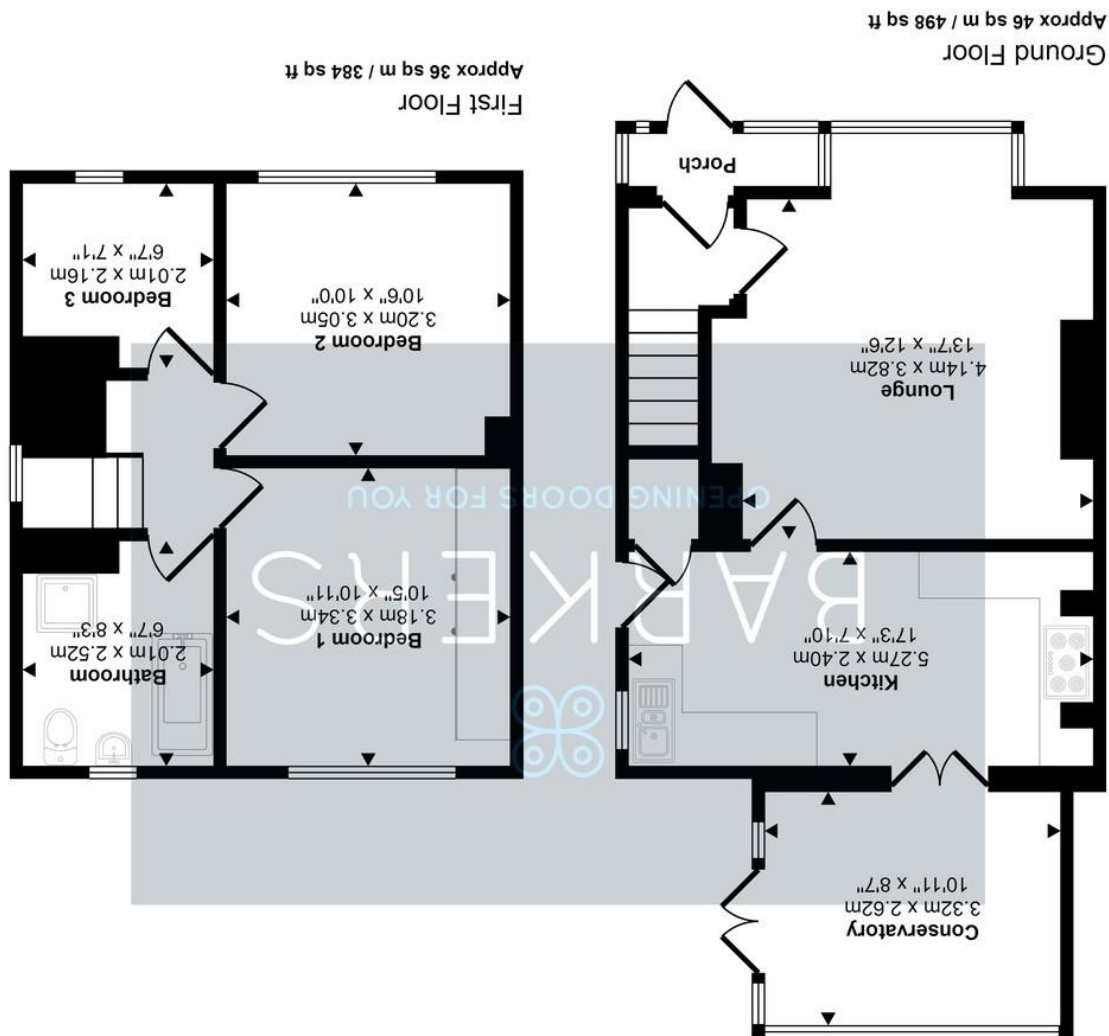


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

85 B → 69 C →

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.



2 The Crescent

Birkenshaw, BD11 2BL

Asking Price of £215,000

- WELL PRESENTED SEMI DETACHED
- ENTRANCE PORCH, ENTRANCE HALL
- LOUNGE
- DINING KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM
- DRIVEWAY & GARDENS



Full Description

Barkers are delighted to offer for sale this well presented semi detached family home situated in this sought after part of Birkenshaw within easy reach of local amenities, bus routes and schools including the highly regarded BBG Academy. This property is also 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 porch, entrance hall, lounge, dining kitchen, conservatory, three bedrooms and bathroom. Externally there is a driveway providing private parking and gardens to the front and rear.

ENTRANCE PORCH

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

ENTRANCE HALL

A door leads into the lounge and a staircase leads to the first floor landing.

LOUNGE

13' 7" x 12' 6" (4.14m x 3.81m)

Featuring a bay window and a fireplace with a living flame gas fire and wood surround. A door leads into the dining kitchen.

DINING KITCHEN

17' 3" x 7' 10" (5.26m x 2.39m)

Fitted with a range of wall and base units with complementary work surfaces, matching up-stands and an inset stainless steel sink with a mixer tap. Tile effect flooring, plumbing for a washing machine, electric double oven, gas hob and space for a fridge freezer. A door leads out to the side elevation and French doors lead into the conservatory.

CONSERVATORY

10' 11" x 8' 7" (3.33m x 2.62m)

With laminate flooring, a wall mounted heater and French doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

10' 11" x 10' 5" (3.33m x 3.18m)

Double room with built-in wardrobes providing plentiful storage.

BEDROOM TWO

10' 6" x 10' 0" (3.2m x 3.05m)

Double room.

BEDROOM THREE

7' 1" x 6' 7" (2.16m x 2.01m)

Single room.



BATHROOM

8' 3" x 6' 7" (2.51m x 2.01m)

Fitted with a four piece suite which comprises of a bath, corner shower cubicle, wash basin and W.C. Part tiled walls, laminate flooring and an extractor fan.

EXTERIOR

Externally there is a driveway to the front providing private parking, low maintenance pebbled area and mature hedging. To the rear of the property there is an enclosed lawned garden with a paved patio area and garden shed.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

DIRECTIONS

From our Birkenshaw office turn right on Whitewall 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. Take a left turning into the Crescent and the property will be visible by our for sale board.

