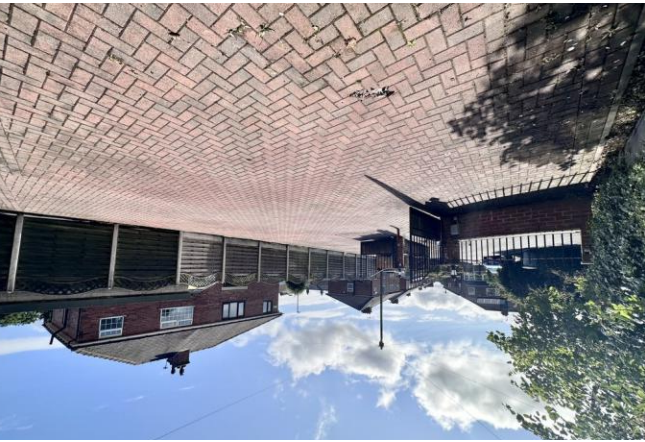
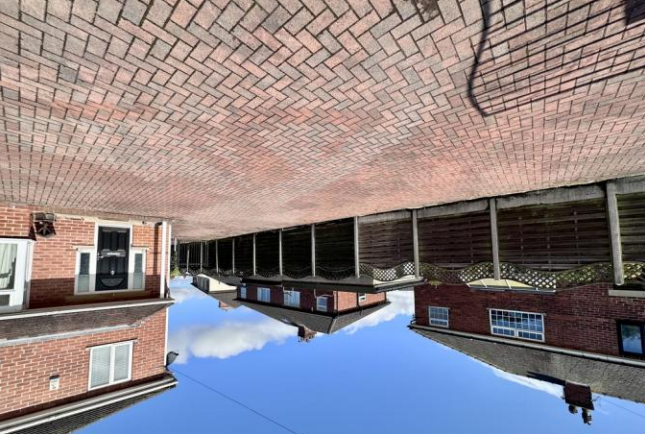
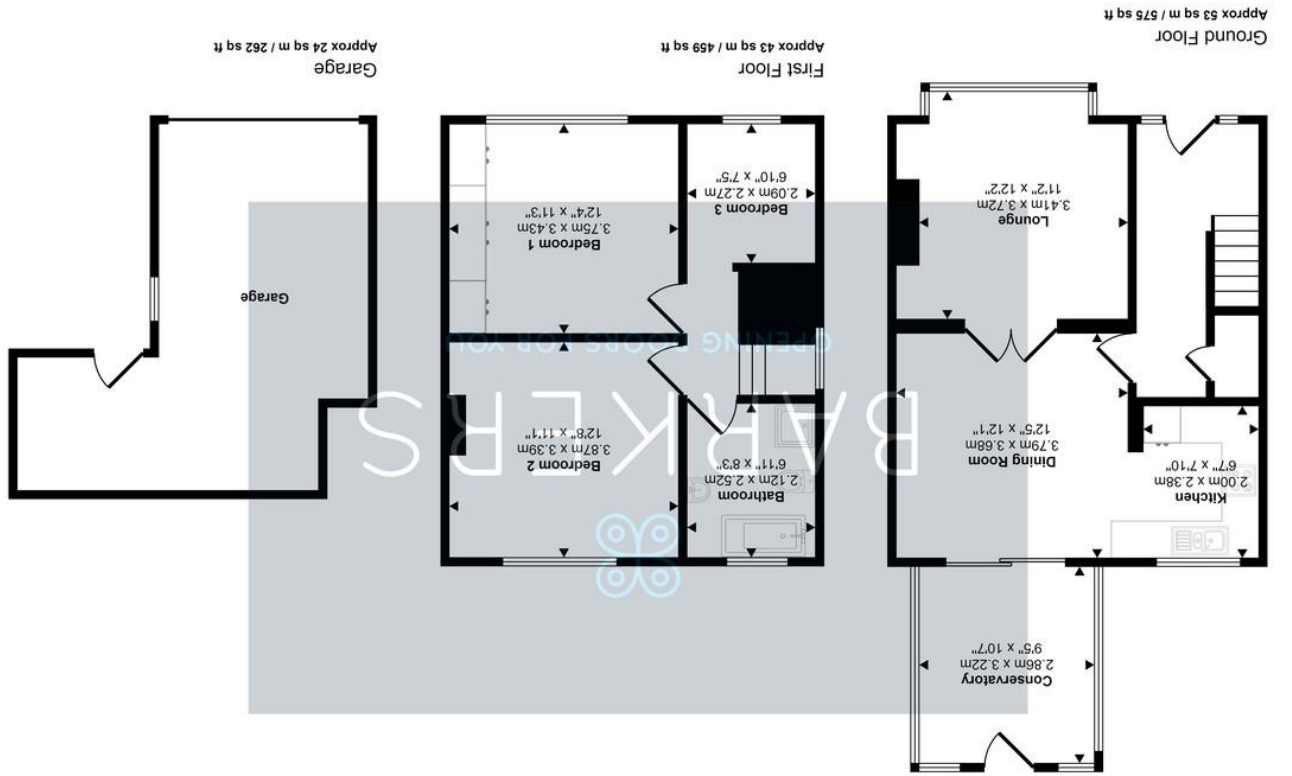


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	
			78 C



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.



1 Limetree Grove

Birkenshaw, West Yorkshire, BD11 2BJ

Asking Price Of £254,795

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CONSERVATORY
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY WITH OFF STREET PARKING
- DETACHED GARAGE
- EXCELLENT LOCATION
- SPACIOUS GARDENS
- VIEWING RECOMMENDED



Full Description

Barkers are pleased to offer For Sale this Three Bedroom Semi Detached property with driveway, gardens and detached garage. Situated in the popular location of Birkenshaw, being within easy reach of all local amenities and the transport networks for access to Leeds, Bradford, Wakefield and the surrounding areas. The property briefly comprises; Hallway, Spacious Kitchen/Dining Area, Lounge, Conservatory and to the first floor; three bedrooms and family bathroom. Outside there are spacious paved garden areas, with parking available for several vehicles, a patio area and garage with separate workshop. Viewing Recommended.

ENTRANCE HALL

With stairs to first floor and door into the spacious dining/kitchen area.

KITCHEN

6' 6" x 7' 9" (2.00m x 2.38m)

Fitted with a range of wall and base units, with complementary work surfaces, integrated fridge freezer, gas hob, double electric oven and automatic washing machine. Part tiled walls and vinyl flooring.

DINING ROOM

12' 5" x 12' 0" (3.79m x 3.68m)

With sliding patio doors leading to the conservatory. Central heating radiator.

LIVING ROOM

11' 2" x 12' 2" (3.41m x 3.72m)

With feature fireplace. Door leading to dining area. Central heating radiator.

CONSERVATORY

107' 9" x 10' 6" (32.86m x 3.22m)

Situated to the rear of property, providing access to the rear garden.

FIRST FLOOR LANDING

With doors to three bedrooms and house bathroom. Loft access point, accessed via drop down ladder.

BEDROOM ONE

12' 3" x 11' 3" (3.75m x 3.43m)

Double room with fitted wardrobes with mirrored fronts, offering plentiful storage.

BEDROOM TWO

12' 8" x 11' 1" (3.87m x 3.39m)

Double room.

BEDROOM THREE

6' 10" x 7' 5" (2.09m x 2.27m)

Singe room.



BATHROOM

6' 11" x 8' 3" (2.12m x 2.52m)

Good sized family bathroom with a four piece suite comprising low flush WC, wash hand basin, panelled bath and separate shower cubicle. Part tiled walls, with tiling into shower.

EXTERIOR

The property benefits from an extensive driveway, providing plentiful parking space, with a patio area to the rear. There is a garage with the benefit of an attached workspace, with power available for the garage and electric gates, once connected.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

DIRECTIONS

From our office proceed to the top of Old Lane and bear left on to Town Street and then right onto A651/Bradford Road. Proceed for approx. half a mile and turn right onto Moorlands Road and then turn left onto Lime Tree Grove.

