



## Full Description

Offered for sale is this well presented semi detached family home situated within walking distance of the highly regarded BBG Academy. The property is also conveniently placed within easy reach of local amenities, bus routes 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, lounge, dining room, breakfast kitchen, three bedrooms and house bathroom. Externally there are gardens to the front and rear and a driveway provides private parking.

### ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring, a useful under-stairs storage cupboard, staircase leading to the first floor landing and doors lead to the lounge, dining room and breakfast kitchen. Central heating radiator.

### LOUNGE

Featuring a bay window and a fireplace with an electric fire and feature lighting. Central heating radiator.

### DINING ROOM

Featuring a wall mounted gas fire. Central heating radiator.

### BREAKFAST KITCHEN

Fitted with a range of wall and base units with complementary work surfaces, tiled splash-backs and a stainless steel sink with a mixer tap. Electric double oven and a gas hob with a chimney style extractor over, integrated dish washer, plumbing for a washing machine and vinyl flooring. Central heating radiator.

### FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom. Loft access point.

### BEDROOM ONE

Double room. Central heating radiator.

### BEDROOM TWO

Double room with built-in wardrobes and cupboards which provide plentiful storage. Central heating radiator.

### BEDROOM THREE

Single room. Central heating radiator.

### HOUSE BATHROOM

Fitted with a three piece suite which comprises of a bath with shower over and a glass screen, W.C., and wash basin. Tiled walls and vinyl flooring. Central heating radiator.



### EXTERIOR

Externally there is a driveway which provides private parking alongside a paved garden with planted borders. At the rear of the property there is a lawned garden with a paved patio area, planted borders and a garden shed.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

### DIRECTIONS

From our Birkenshaw office proceed straight across at the cross roads into Birkenshaw Lane and take the first right turning into Ghyllroyd Avenue where the property can be found on the right hand side visible by our for sale board.

