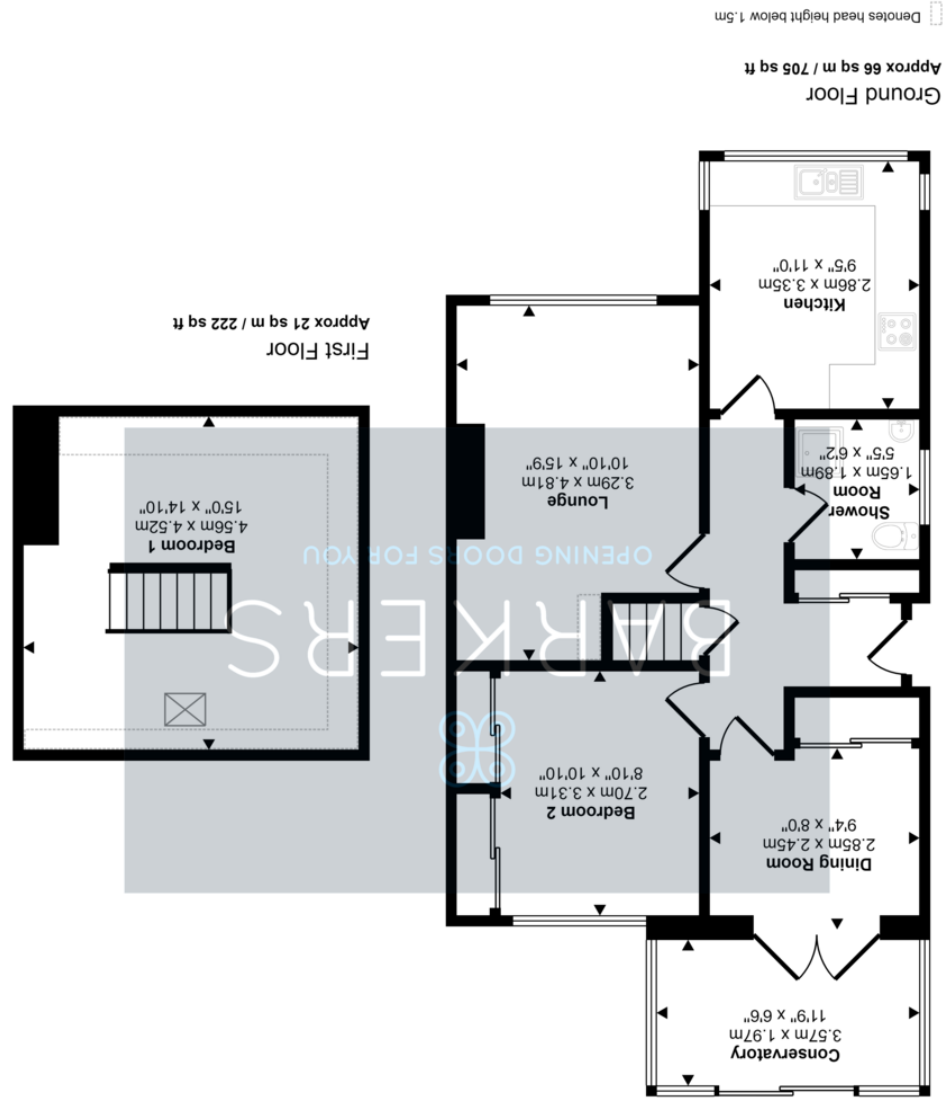


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	
			83 B

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.



## 44 Tetley Drive

Birkenshaw, BD11 2NB

Offers In Region Of £225,000

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- SHOWER ROOM
- EXCELLENT LOCATION
- DRIVEWAY AND DETACHED GARAGE
- GARDENS FRONT & REAR





## Full Description

Barkers are pleased to offer For Sale this superb Two Bedroom Semi Detached Bungalow, situated in the popular and convenient location of Birkenshaw, providing easy access to all local amenities and the transport network, being close Junctions 26 and 27 of the M62 motorway, featuring a Conservatory, Garage & Parking and Gardens front and rear. The property briefly comprises; Entrance Hall, Kitchen, Dining Room, Lounge, Conservatory and Shower Room, with a further spacious Bedroom at first floor.

### ENTRANCE HALL

With doors leading to all downstairs rooms and stairs to first floor.

### KITCHEN

9' 4" x 10' 11" (2.86m x 3.35m)

Modern kitchen, fitted with a range and wall and base units with complementary work surfaces and splashback, integrated electric oven with glass hob and extractor hood over, ceramic sink with stainless steel tap, space for fridge freezer, space for washing machine and space for dishwasher. Central heating radiator.

### LOUNGE

10' 9" x 15' 9" (3.29m x 4.81m)

Spacious lounge with gas fire with marble effect hearth and central heating radiator.

### DINING ROOM

9' 4" x 8' 0" (2.85m x 2.45m)

Previously used as a bedroom. With built in wardrobes and door leading to conservatory.

### CONSERVATORY

11' 8" x 6' 5" (3.57m x 1.97m)

With sliding patio doors leading to the rear garden. Vinyl flooring.

### SHOWER ROOM

5' 4" x 6' 2" (1.65m x 1.89m)

Featuring a walk-in shower with glass screen, wash hand basin, WC and tiled walls and floor. Extractor fan.

### GROUND FLOOR BEDROOM ONE

8' 10" x 10' 10" (2.70m x 3.31m)

Double bedroom with built in wardrobes

### FIRST FLOOR BEDROOM

14' 11" x 14' 9" (4.56m x 4.52m)

Double bedroom with wooden panelling to walls and ceiling and velux window.

### EXTERIOR

Low maintenance garden to the front with pebble/shingle areas and planted borders. Long driveway leads to the rear with parking for several vehicles. To the rear the property benefits from a stone paved patio area and a single detached garage.



### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

### DIRECTIONS

From our Birkenshaw Office, turn right onto A58 / Whitehall Road East. Proceed and then turn left onto Kingsley Drive and then turn onto Tetley Drive and the property can be identified by our For Sale board.

