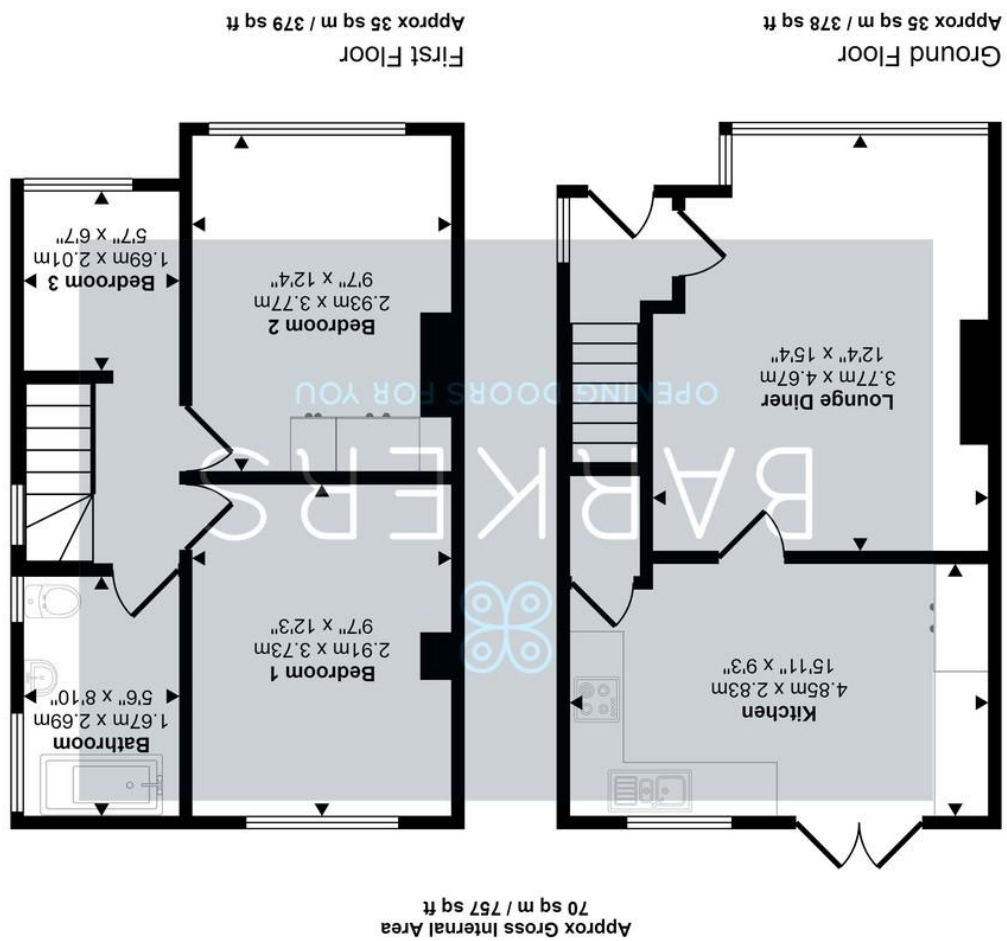
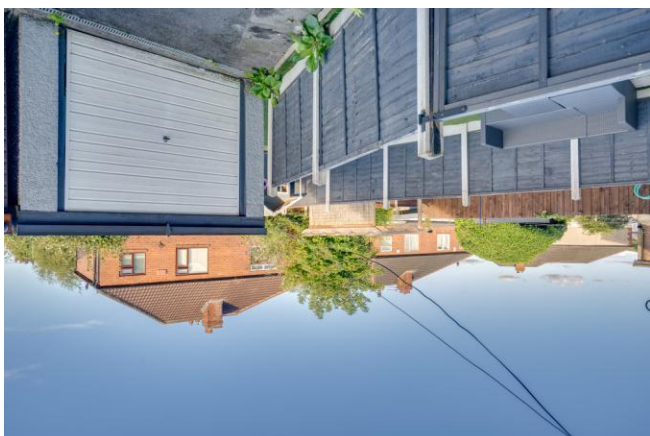


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



BARKERS
OPENING DOORS FOR YOU



9 Royds Avenue
Birkenshaw, BD11 2LD
£220,000

- SEMI DETACHED FAMILY HOME
- ENTRANCE HALL
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- SHARED DRIVEWAY & GARAGE
- GARDENS FRONT & REAR



Full Description

DESCRIPTION

Offered for sale with NO CHAIN is this beautifully presented semi detached family home which can be occupied with the minimum of expense and must be viewed to be appreciated. Conveniently situated just minutes from junctions 26 and 27 of the M62 motorway network and within walking distance of amenities in Birkenshaw village centre and the highly regarded BBG Academy. The property benefits from uPVC double glazing, gas central heating and a security alarm system. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, three bedrooms and a modern bathroom. Externally there is a shared driveway, garage and gardens to the front and rear. (Items of furniture can be included by separate negotiation).

ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring, a staircase leading to the first floor landing and door leads into the lounge.

LOUNGE

15' 4" x 12' 4" (4.67m x 3.76m)

Featuring a living flame gas fire with a wood mantle and a door leads into the dining kitchen.

DINING KITCHEN

15' 11" x 9' 3" (4.85m x 2.82m)

Fitted with an excellent range of wall and base units with provide plentiful storage and have complementary butchers block work surfaces, splash back tiling and an inset 1 1/2 bowl sink with a mixer tap and drainer. Electric double oven and a gas hob with a chimney style extractor over and an integrated dishwasher and fridge/freezer. Plumbing for a washing machine, useful storage pantry, wood effect flooring and French doors lead out to the rear garden.

FIRST FLOOR LANDING

Loft access point and doors lead to three bedrooms and the modern house bathroom.

BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m)

Double room.

BEDROOM TWO

12' 4" x 9' 7" (3.76m x 2.92m)

Double room with fitted wardrobes providing useful storage.

BEDROOM THREE

6' 7" x 5' 7" (2.01m x 1.7m)

Single room.



BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m)

Fitted with a three piece modern white suite which comprises of an L-shaped shower bath with a glass screen and rainwater shower head, W.C. and wash basin. Heated towel radiator, part tiled walls and vinyl tile effect flooring.

EXTERIOR

Externally there is a shared driveway to the front which leads to a single garage. At the front there is a small garden with a selection of mature plants and shrubs. The rear garden is enclosed and has a paved patio area and an area of artificial grass.

ADDITIONAL INFORMATION

Council tax band - C

Tenure - Freehold

