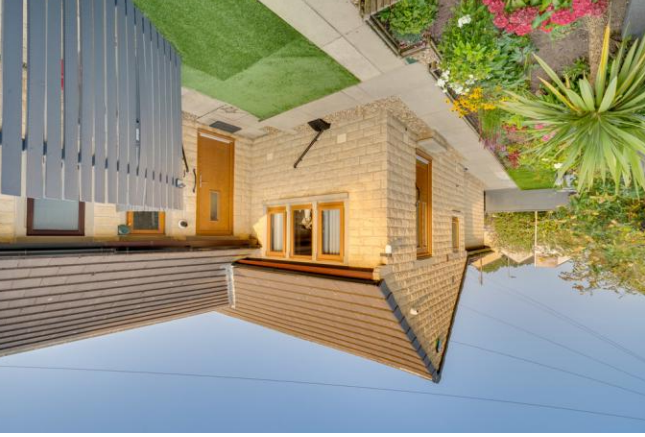


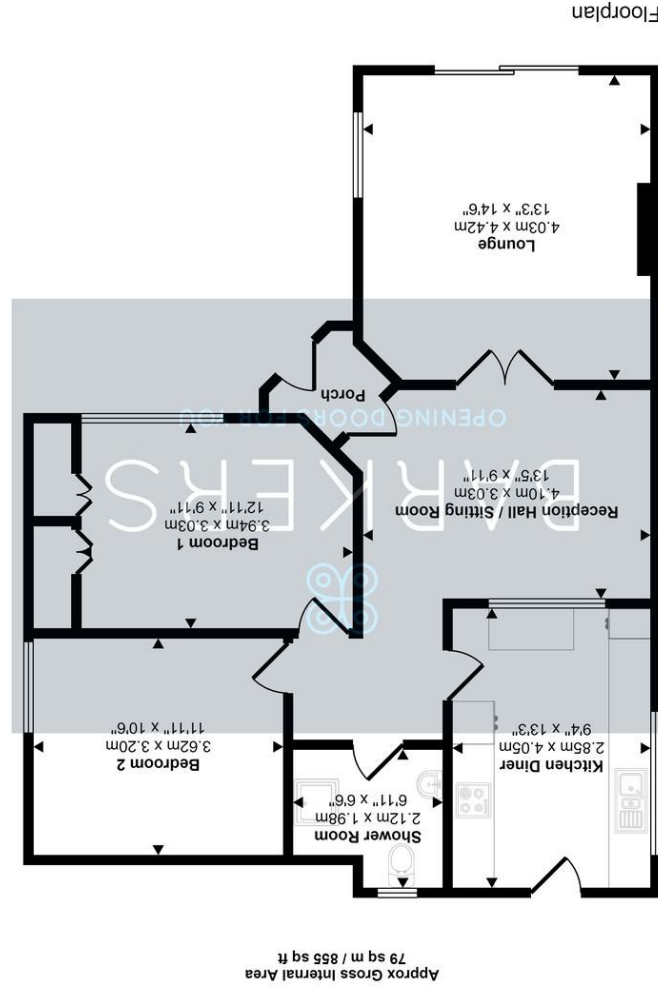
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

57 D

81 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 Shappy 360.



BARKERS
OPENING DOORS FOR YOU

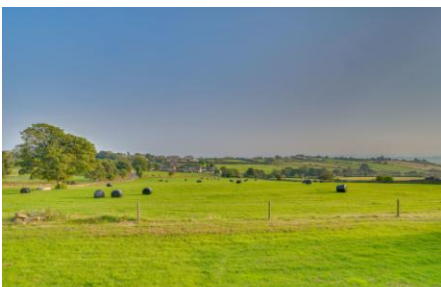


125 Toftshaw Lane

East Bierley, BD4 6QS

Asking Price Of £295,000

- IMMACULATE BUNGALOW
- ENTRANCE PORCH
- RECEPTION HALL/SITTING ROOM
- LOUNGE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- PRIVATE PARKING, GARAGE
- BEAUTIFULLY MAINTAINED GARDENS



Full Description

DESCRIPTION

Offered for sale is this immaculately presented bungalow which is set within beautifully maintained gardens and has far reaching views over farmland to the front elevation. The property occupies a rural location yet is within easy reach of local schools, amenities and bus routes. This superb property must be viewed to be appreciated and benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, reception hall/sitting room, lounge, breakfast kitchen, two good sized double bedrooms and a modern shower room. Externally there is private parking, a single garage with a roller shutter door and gardens.

ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the reception hall/sitting room.

RECEPTION HALL/SITTING ROOM

13' 5" x 9' 11" (4.09m x 3.02m)

With French doors leading into the lounge and doors leading into the kitchen, two double bedrooms and modern shower room.

LOUNGE

14' 6" x 13' 3" (4.42m x 4.04m)

Featuring a marble fireplace with a living flame gas fire and sliding patio doors lead out to the patio area.

BREAKFAST KITCHEN

13' 3" x 9' 4" (4.04m x 2.84m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Electric oven and a gas hob with a built-in extractor over, breakfast bar area and space for an under counter fridge and freezer. Plumbing for a washing machine, two vertical radiators and a door leads out to the rear garden.

BEDROOM ONE

12' 11" x 9' 11" (3.94m x 3.02m)

Double room with built-in wardrobes offering plentiful storage.

BEDROOM TWO

11' 11" x 10' 6" (3.63m x 3.2m)

Double room.

SHOWER ROOM

6' 11" x 6' 6" (2.11m x 1.98m)

Fitted with a three piece modern white suite which comprises of a walk-in double shower enclosure, W.C and a wash basin inset into vanity cupboards. Chrome heated towel radiator, tiled walls, laminate flooring and inset spotlights to the ceiling.



EXTERIOR

A shared block paved driveway gives access to a private driveway offering private parking and leading to a single garage with a roller shutter door. There is a stone paved patio to the front of the property enjoying far reaching views over farmland. At the side of the property there are well maintained flower beds with an abundance of plants and shrubs. To the rear of the property there is an enclosed garden with artificial grass, a decked bench and planted borders with a selection of mature plants and shrubs.

ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the third exit onto Bradford Road. Proceed through the village, up the hill and turn left into South View Road. Continue into Raikes Lane and turn left into Toftshaw Lane where the property can be found on the left hand side.

