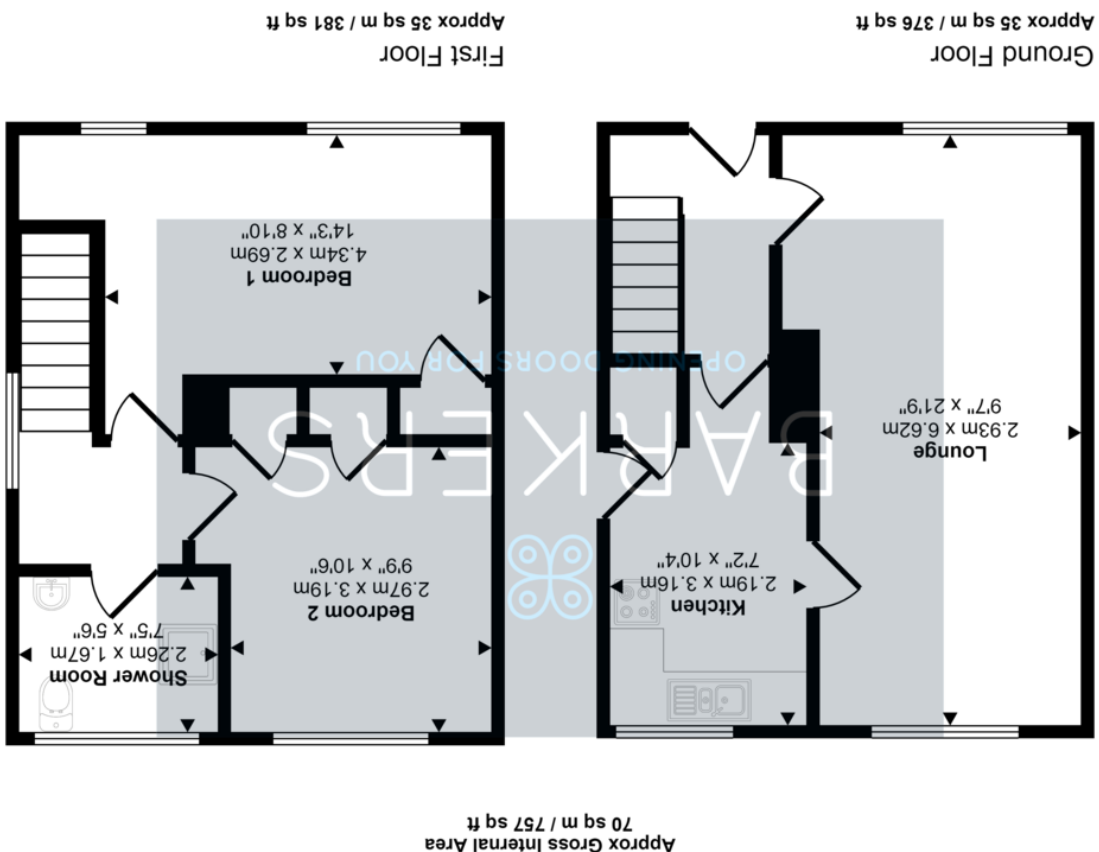


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**BARKERS**  
OPENING DOORS FOR YOU



**23 Felcourt Drive**  
Bradford, BD4 0PQ  
Asking Price £90,000

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING
- MODERN SHOWER ROOM
- GARDENS FRONT & REAR
- NO CHAIN
- CONVENIENT LOCATION



## Full Description

Having the benefit of No Chain, Barkers are pleased to offer for For Sale this Two Bedroom Semi Detached property, situated in this convenient location with views over fields to the rear. The property benefits from central heating and double glazing, with lawned gardens front and rear. The property briefly comprises: entrance hall, through lounge, kitchen, two bedrooms and modern shower room.

Externally there is a paved path leading to the front door with lawned areas to the side and to the rear is a spacious lawned garden with mature trees, offering privacy.

### ENTRANCE HALL

With stairs to first floor and doors to kitchen and lounge.

### LOUNGE

9' 7" x 21' 8" (2.93m x 6.62m)

Through lounge with fireplace with inset electric fire. Door to kitchen. Window overlooking rear garden.

### KITCHEN

7' 2" x 10' 4" (2.19m x 3.16m)

Fitted with a range of wall and base units. Stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and space for cooker.

### FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

### BEDROOM NO. 1

14' 2" x 8' 9" (4.34m x 2.69m)

Large double bedroom with dual aspect window having views over fields.

### BEDROOM NO. 2

9' 8" x 10' 5" (2.97m x 3.19m)

Double room.

### SHOWER ROOM

7' 4" x 5' 5" (2.26m x 1.67m)

Modern shower room with walk in shower with glass screen and dual shower head, wash hand basin and WC. Fully tiled. Chrome heated towel rail.

### EXTERNAL

To the front there is a stone path leading to the front door, with lawned area aside and to the rear there is a spacious lawned area with mature trees, offering a degree of privacy.



### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

### DIRECTIONS

From our Birkenshaw office head northwest on Old lane towards Woodlands Fold and turn left onto Town Street and then turn right onto A651 / Bradford Road. Bear onto A650 / Tong street and then turn right onto Broadstone Way and stay right on Broadstone Way and the road name changes to Madison Avenue and turn left onto Ovington Drive and then turn right onto Landscope Avenue, then immediately turn left onto Muirhead Drive and turn right onto Knutsford Grove and then turn left onto Felcourt Drive. The property can be identified by our For Sale board.

