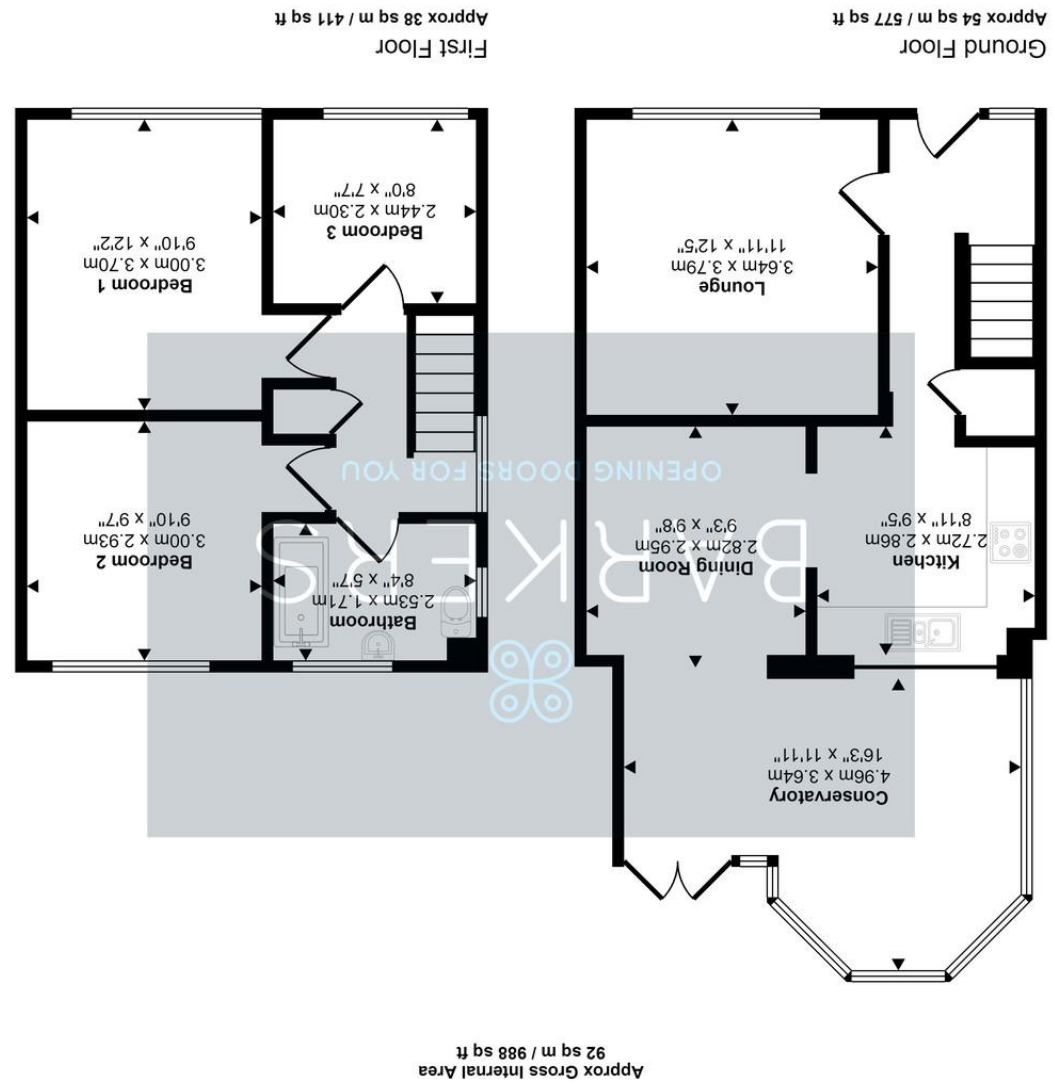


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

67 D

80 C

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



37 Southcroft Gate

Birkenshaw, BD11 2DQ

Asking Price Of £230,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CONSERVATORY
- GARDENS FRONT & REAR
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- VIEWING RECOMMENDED



# Full Description

## DESCRIPTION

Barkers are pleased to offer For Sale this three bedroom semi detached property, with an open plan, light and airy kitchen diner, with a spacious conservatory that leads on to the rear garden. Situated in the popular and convenient location of Birkenshaw, close to all local amenities including well regarded schools and having convenient access to the local transport network. The property benefits from gas central heating and uPVC double glazing and briefly comprises; entrance hall with door to lounge and kitchen and stairs to first floor, open plan kitchen/dining room leading to a spacious conservatory with French doors leading out to the rear garden, lounge with a wall mounted gas fire. To the first floor: landing with loft access point, doors to three bedrooms and bathroom, three bedrooms and family bathroom. Outside there is a garden to the front with a lawned area and stone path leading to the rear garden, which is enclosed with lawned and paved areas

## ENTRANCE HALL

External door into entrance hall. Stairs to first floor and door to lounge.

## LOUNGE

11' 11" x 12' 5" (3.64m x 3.79m)  
Featuring a wall mounted gas fire.

## KITCHEN

8' 11" x 9' 4" (2.72m x 2.86m)  
Light and airy kitchen/diner, fitted with a range of wall and base units, one and half bowl stainless steel sink, electric oven and gas hob with chimney style hood over. Laminate flooring. Plumbing for automatic washing machine. Splashback tiling, built-in wine rack. Space for fridge freezer. Archway to dining room.

## DINING ROOM

9' 3" x 9' 8" (2.82m x 2.95m)  
Laminate flooring. Archway leading to conservatory.

## CONSERVATORY

16' 3" x 11' 11" (4.96m x 3.64m)  
Spacious conservatory with laminate floor. French doors leading to the rear garden.

## FIRST FLOOR LANDING

Loft access point. Doors to 3 bedrooms and bathroom. Built in storage cupboard.

## BATHROOM

8' 3" x 5' 7" (2.53m x 1.71m)  
Comprising a three piece white suite of bath with shower over and glass screen. Tiled walls and floor. Chrome heated towel rail.

## BEDROOM NO. 1

9' 10" x 12' 1" (3.00m x 3.70m)  
Double bedroom with central heating radiator.



## BEDROOM NO. 2

9' 10" x 9' 7" (3.00m x 2.93m)  
Double bedroom with central heating radiator.

## BEDROOM NO. 3

8' 0" x 7' 6" (2.44m x 2.30m)  
Single bedroom with central heating radiator.

## OUTSIDE

The front of the property is open plan with a lawned area and driveway and path leading to the rear garden. To the rear the gardens is enclosed with lawned and paved areas.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: C

