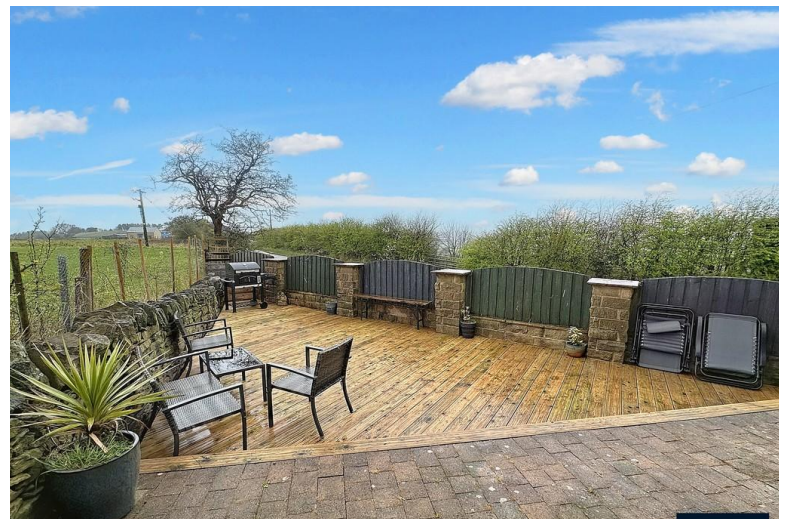


**BARKERS**  
Select Collection



**194 Cliff Hollins Lane**  
East Bierley, Bradford, BD4 6RQ  
Asking Price Of £450,000

- SPACIOUS DETACHED PROPERTY
- LOUNGE
- KITCHEN/DINER
- STUDY
- MASTER BEDROOM WITH DRESSING ROOM
- LARGE EN-SUITE BATHROOM
- JACK AND JILL SHOWER ROOM
- DESIRABLE VILLAGE LOCATION
- PANORAMIC VIEWS
- DOUBLE INTEGRAL GARAGE





# Full Description

## DESCRIPTION

We are delighted to offer to the market this stunning spacious four bedroomed family home with fantastic open views across countryside. The property is located in the highly desirable location of East Bierley village and requires and internal inspection to be appreciated. The accommodation comprises: entrance hallway, cloaks/WC, study, kitchen/diner, lounge, 4 bedrooms, master with large en-suite/wet room, dressing room, Jack and Jill en-suite bathroom, house shower room. The property is entered via electric gates leading to a large blocked paved driveway leading to a double integral garage, landscaped gardens to the outside.

## ENTRANCE HALL

Part glazed front door leading to an entrance hall with storage cupboard, wood flooring, ceiling spotlights, stairs leading to the first floor landing.

## CLOAKS/WC

5'5" x 3' 1" (1.65m x 0.94m)

Fitted with a two piece suite comprising low flush WC, hand wash basin, wood flooring.

## LOUNGE

16'5" x 13'3" (5m x 4.04m)

Featuring a wood burner, views over looking the rear garden, ceiling spotlights, doors opening out into the garden area.

## KITCHEN/DINER

18'5" x 13'3" (5.61m x 4.04m)

Spacious open plan kitchen fitted with modern wall and base units, complementary work surfaces, tiled splashback, inset one and half bowl sink with mixer tap, integrate double oven, separate hob and overhead extractor fan, plumbing for automatic washing machine and dishwasher, space for large fridge/freezer, access to the integral garage.

## STUDY/RECEPTION ROOM

12'5" x 7' 1" (3.78m x 2.16m)

Useful "multi-purpose" room can be used as a study, dining room.

## LANDING

Stairs leading to the first floor landing with doors leading off into four bedrooms and house bathroom.

## MASTER BEDROOM

16'3" x 11'4" (4.95m x 3.45m)

Large sized double bedroom.

## EN-SUITE BATHROOM

16'1" x 9'0" (4.9m x 2.74m)

An impressive luxurious bathroom with an oversized sunken jacuzzi bath with modern fitted vanity sink unit. Separate wet room area with walk in shower with glass screen, two heated towel rails, tiled walls and flooring, underfloor heating and Bluetooth speaker system.

## DRESSING ROOM

9'9" x 11' 1" (2.97m x 3.38m)

Fitted with modern wardrobes and feature vertical radiator.

## BEDROOM TWO

16'7" x 8' 8" (5.05m x 2.64m)

Double bedroom with built in wardrobes, access to the Jack and Jill shower room.

## BEDROOM THREE

16'4" x 8' 10" (4.98m x 2.69m)

Double bedroom with access to the Jack and Jill shower room.



## JACK & JILL SHOWER ROOM

6'0" x 7' 10" (1.83m x 2.39m)

Fitted with modern white suite comprising low flush WC, pedestal hand wash basin, shower cubicle.

## BEDROOM FOUR

9'7" x 9' 3" (2.92m x 2.82m)

Double bedroom.

## HOUSE SHOWER ROOM

9'5" x 5' 8" (2.87m x 1.73m)

Fitted with modern white suite comprising low flush WC, pedestal hand wash basin, shower cubicle.

## EXTERIOR

Enter the property via electric gates to a large block paved driveway which lead to a double integral garage with electric operated door. Paved area to the rear with decking area ideal for outside entertaining with panoramic views to all elevations.

## DIRECTIONS

From our Birkenshaw office head north west on Old Lane towards Woodlands Fold then turn left onto Town Street then right onto Bradford Road/A651 then left onto South View Road then left onto Cliff Hollins Lane where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

