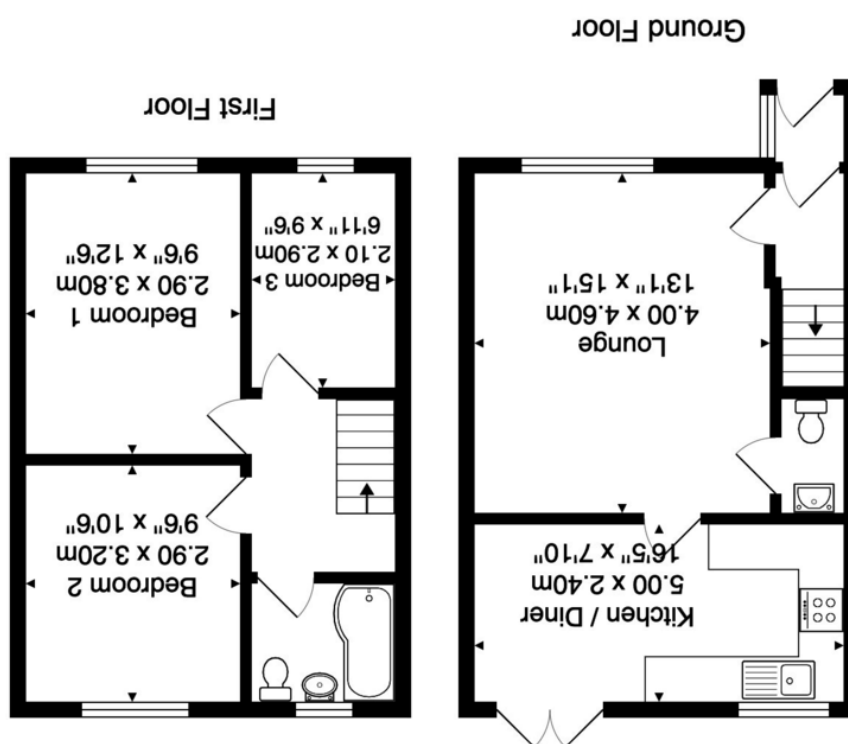


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	
		89 B	

Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**BARKERS**  
OPENING DOORS FOR YOU



**964A Bradford Road**

East Bierley, Bradford, BD4 6PB

**£185,000**

- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING KITCHEN
- GROUND FLOOR WC
- CENTRAL HEATING
- DOUBLE GLAZING
- GARDENS FRONT & REAR
- SEPARATE GARAGE



## Full Description

Barkers have pleasure in offering For Sale this three bedroom mid town house with the benefit of gas central heating, uPVC double glazing and a security alarm system. Conveniently situated close to the amenities in Birkenshaw village and within easy reach of bus routes and the M62 motorway network. The accommodation briefly comprises: Entrance porch, entrance hall, lounge, cloaks/WC, modern dining kitchen, three bedrooms and modern bathroom. Externally there are gardens front and rear and also a separate garage.

### ENTRANCE PORCH

A uPVC external door leads into the entrance porch which has a door to the entrance hall.

### ENTRANCE HALL

With a staircase leading to the first floor landing and a door leads to the lounge.

### LOUNGE

13' 1" x 15' 1" (3.99m x 4.6m)

Light and airy spacious room with doors leading into the cloaks/WC and dining kitchen.

### DOWNSTAIRS CLOAKS/WC

Fitted with a two piece white suite which comprises a low flush WC, pedestal hand wash basin.

### DINING KITCHEN

16' 5" x 7' 10" (5m x 2.39m)

Fitted with a range of modern grey gloss fronted wall and base units with complementary work surfaces with matching upstands and an inset sink with mixer tap. Electric oven and gas hob with a chimney style extractor hood over and a range of integrated appliances, including a fridge freezer, dishwasher and washing machine. Spotlights to the ceiling. Laminate flooring. Double French doors leading to the rear garden.

### FIRST FLOOR LANDING

Doors lead to three bedrooms and house bathroom. Loft access point.

### BEDROOM ONE

9' 6" x 12' 6" (2.9m x 3.81m)

Double room.

### BEDROOM TWO

9' 6" x 10' 6" (2.9m x 3.2m)

Double room.

### BEDROOM THREE

6' 11" x 9' 6" (2.11m x 2.9m)

Single bedroom with built-in storage cupboard.



### HOUSE BATHROOM

Fitted with a modern white three piece suite comprising low flush WC, pedestal hand wash basin, P-shaped bath with shower over with rainwater shower head and glass screen. Part tiled walls. Ceiling spotlights.

### EXTERIOR

Externally the property has an enclosed pebbled garden to the front and an enclosed tiered garden to the rear, which offers a high degree of privacy. There is a paved patio ideal for outside entertaining with pebbled and lawned areas. There is a garage adjacent to the property (block of three, far right).

### DIRECTIONS

From our Birkenshaw office head north west on Old Lane towards Woodlands Fold then turn left onto Town Street then turn right onto Bradford Road/A651 where the property will be located on the right.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

