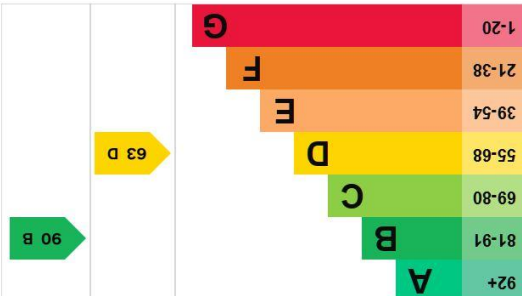


4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

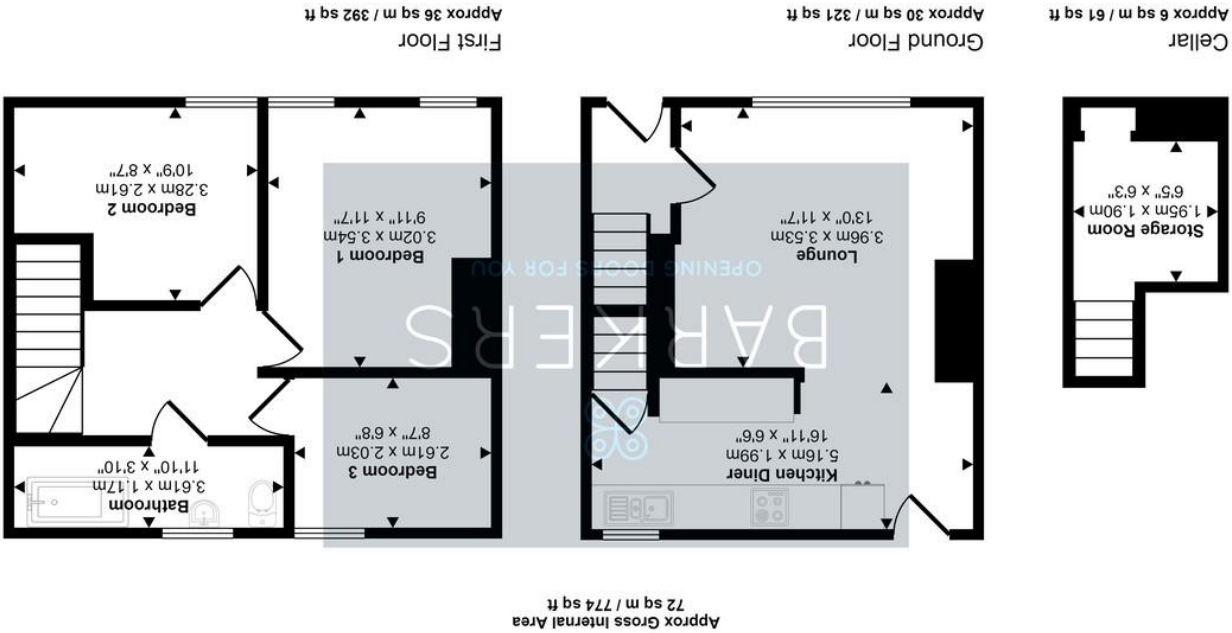
www.barkeresstateagents.co.uk
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should



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.



275 Moor Lane

Birkenshaw, BD11 2HJ

Asking Price Of £185,000

- CHARMING CHARACTER COTTAGE
- ENTRANCE HALL
- LOUNGE, KITCHEN
- BASEMENT CELLAR
- THREE BEDROOMS
- BATHROOM
- ENCLOSED GARDEN TO THE REAR
- NO CHAIN
- OPEN ASPECT ONTO PLAYING FIELDS



Full Description

Offered for sale with NO CHAIN is this charming THREE bedroomed character cottage which must be viewed to be appreciated and would make an ideal purchase of a first time buyer or those looking to downsize. Ideally situated within easy reach of local schools, shops, amenities and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, three bedrooms and bathroom. There is a small low maintenance yard to the front and an enclosed lawned garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has tiled flooring and a door leading into the lounge.

LOUNGE

13' 0" x 11' 7" (3.96m x 3.53m)

The focal point of this room is an inglenook fireplace with a wood surround. There is laminate flooring and beams to the ceiling.

KITCHEN

16' 11" x 6' 6" (5.16m x 1.98m)

Fitted with a range of wall and base units with complementary work surfaces, tiled splash backs and an inset stainless steel sink. Electric oven and a gas hob, space for an under counter fridge and freezer and plumbing for a washing machine.

BASEMENT CELLAR

Provides useful storage.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

11' 7" x 9' 11" (3.53m x 3.02m)

Double room.

BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m)

Double room.

BEDROOM THREE

8' 7" x 6' 8" (2.62m x 2.03m)

Good sized single room.

BATHROOM

11' 10" x 3' 10" (3.61m x 1.17m)

Fitted with a three piece suite which comprises of a bath with shower over, W.C. and wash basin. Tiled flooring.

EXTERIOR

Externally there is a low maintenance yard to the front and an enclosed lawned garden to the rear with a stone paved patio area.



ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - A

DIRECTIONS

From our Birkenshaw office proceed to Birkenshaw Lane and then on to Moor Lane. The property can be identified by our For Sale board on the right hand side.

