

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

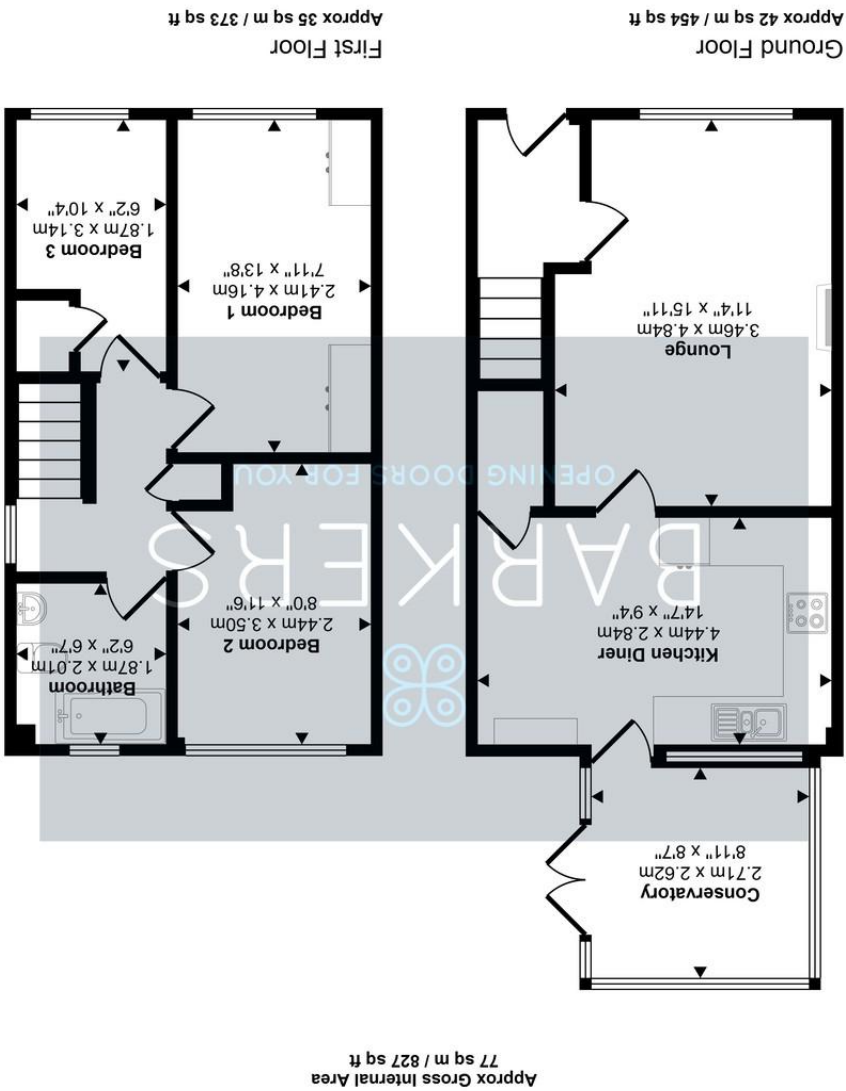
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and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

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		
		74 C	89 B

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.



79 Oakway
Birkenshaw, BD11 2PG
Asking Price Of £210,000

- END TOWNHOUSE
- OFFERED FOR SALE WITH NO CHAIN
- LOUNGE & DINING KITCHEN
- CONSERVATORY
- HOUSE BATHROOM
- THREE BEDROOMS
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDENS FRONT & REAR
- ALLOCATED PARKING



Full Description

We are pleased to offer to the market with NO ONWARD CHAIN this three bedroomed end townhouse which enjoys an open aspect onto woodland at the rear. Ideally situated within easy reach of local schools, amenities, bus routes and just minutes from junctions 27 and 26 of the M62 motorway network making it ideal for commuters. The property benefits from with uPVC double glazing and gas central heating. The accommodation comprises: Entrance hall, lounge, kitchen, conservatory, house bathroom and three bedrooms. To the front of the property there is a lawned garden area whilst to the rear there is a low maintenance garden with a paved patio area ideal for outside entertaining, lawn and a selection of mature shrubs. Allocated parking.

ENTRANCE HALL

A part glazed door leads into the entrance hall which has a door leading into the lounge and stairs lead to the first floor landing.

LOUNGE

15' 11" x 11' 4" (4.85m x 3.45m)

Featuring a fireplace with living flame gas fire, ceiling spotlights, wall lights and a door leads into the dining kitchen.

DINING KITCHEN

14' 7" x 9' 4" (4.44m x 2.84m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with mixer tap. Ceramic hob with a built in extractor over, electric

oven, integrated fridge/freezer and plumbing for automatic washing machine. Useful under-stairs storage cupboard and a door leads into the conservatory.

CONSERVATORY

8' 11" x 8' 7" (2.72m x 2.62m)

With tiled flooring and French doors lead out to the rear garden.

LANDING

Stairs leading to the first floor landing with a useful storage cupboard, loft access point and doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

13' 8" x 7' 11" (4.17m x 2.41m)

Double bedroom with fitted wardrobes and drawers with overhead cupboards, wall lights.

BEDROOM TWO

11' 6" x 8' 0" (3.51m x 2.44m)

Double bedroom with views across woodland.

BEDROOM THREE

10' 4" max x 6' 2" (3.15m x 1.88m)

Single room.

HOUSE BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin and a panelled bath with electric shower over. Heated chrome towel rail, vinyl flooring and part tiled walls.



EXTERIOR

Externally there is an open plan lawned garden to the front whilst to the rear there is a low maintenance garden with paved patio area ideal for outside entertaining, lawn with borders and shrubs, garden shed and an open aspect onto woodland. Allocated parking space.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

