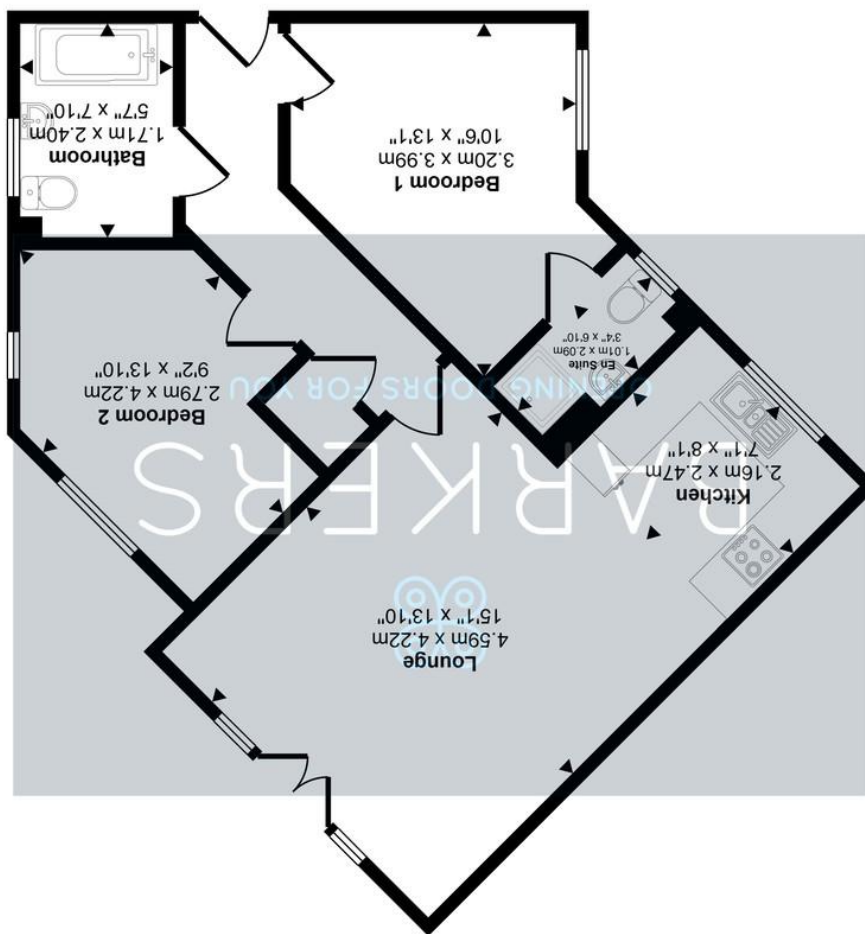


| | |
|-------|---|
| 92+ | A |
| 81-91 | B |
| 69-80 | C |
| 55-68 | D |
| 39-54 | E |
| 21-38 | F |
| 1-20 | G |

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.

Floorplan



BARKERS
OPENING DOORS FOR YOU

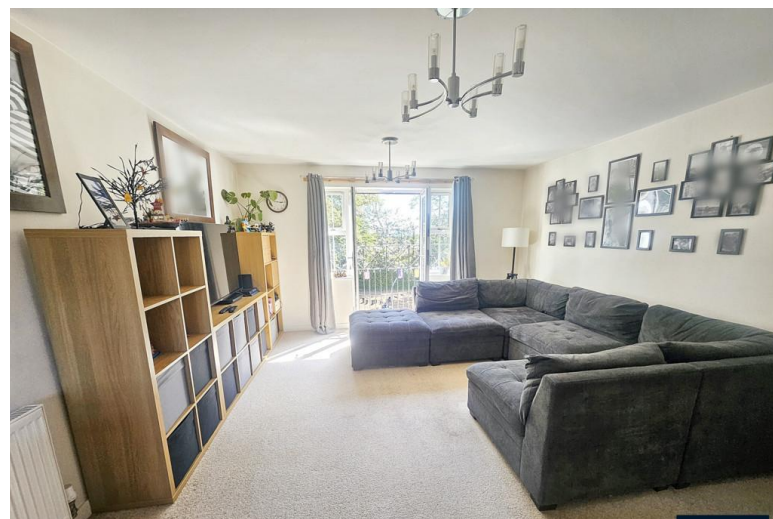


29 Threelands

Birkenshaw, BD11 2DG

Asking Price £129,950

- WELL PRESENTED 2ND FLOOR APARTMENT
- INTERCOM ENTRY SYSTEM
- ENTRANCE HALL
- LOUNGE, OPEN PLAN KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS



Full Description

Offered for sale with NO CHAIN is this well presented 2nd floor apartment which enjoys pleasant views over the well maintained communal gardens and play area. Ideally situated in the heart of Birkenshaw village within walking distance of the local schools, amenities and bus routes. The property is also just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises:

Communal entrance with an intercom entry system, entrance hall, lounge, open plan kitchen area, two double bedrooms, en-suite shower room and bathroom. Externally there is an allocated parking space, access to visitor parking, communal gardens and play area.

ENTRANCE HALL

The property is accessed via a communal entrance with an intercom entry system. An external door leads into the entrance hall which has doors leading to the lounge, two double bedrooms and bathroom.

LOUNGE

15' 1" x 13' 10" (4.6m x 4.22m)

This spacious and light room has a Juliette style balcony accessed via French doors and enjoys views over the communal gardens and play area. Access to the kitchen area.

KITCHEN AREA

8' 1" x 7' 1" (2.46m x 2.16m)

Fitted with a range of wall and base units with complementary work surfaces and an inset 1 1/2 stainless steel sink. Electric oven and gas hob with a chimney style extractor over, integrated washing machine, dishwasher and fridge/freezer. Vinyl flooring and inset spotlights to the ceiling.

BEDROOM ONE

13' 1" x 10' 6" (3.99m x 3.2m)

Double room with access to en-suite facilities.

EN-SUITE SHOWER ROOM

6' 10" x 3' 4" (2.08m x 1.02m)

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Part tiled walls, vinyl flooring, chrome heated towel radiator and inset spotlights to the ceiling.

BEDROOM TWO

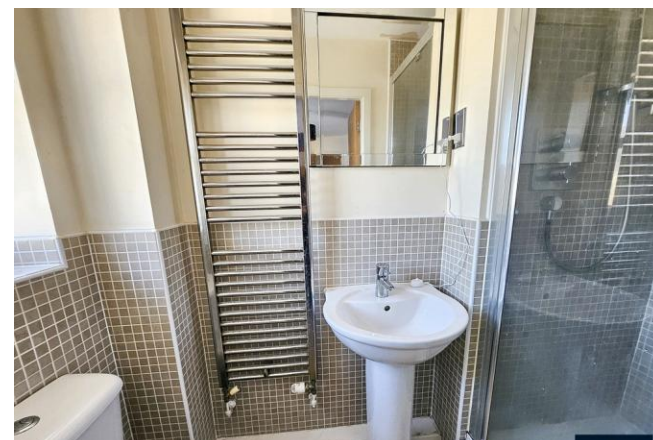
13' 10" x 9' 2" (4.22m x 2.79m)

Double room with enjoys views over the communal gardens and play area.

BATHROOM

7' 10" x 5' 7" (2.39m x 1.7m)

Fitted with a three piece white suite which comprises of a bath, W.C. and wash basin. Part tiled walls, heated chrome towel radiator, inset spotlights to the ceiling, shaver point and vinyl flooring.



EXTERIOR

Externally there is an allocated parking space and access to a communal play area and gardens.

ADDITIONAL INFORMATION

Tenure - Leasehold

The ground rent is £500 per annum due on the 1st January.

The service charge £1505.39 per annum due on the 1st January.

Council tax band - B

