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Full Description

Offered for sale with NO CHAIN is this semi detached property which is in need of modernisation and has private parking and an approximately 3/4 of an acre adjacent plot of land with a separate access point (believed to be greenbelt land). Ideally situated within easy reach of local amenities, schools, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, basement cellar, rear hall, two double bedrooms, study/box room and a house bathroom. Externally there is a garden to the front and private parking and a garage to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

LOUNGE

15' 7" x 13' 0" (4.75m x 3.96m)

Featuring a fireplace and a door leading into the rear hall.

REAR HALL

Doors lead to the basement cellar, dining kitchen and out to the rear of the property.

BASEMENT CELLAR

Provides useful storage.

DINING KITCHEN

14' 2" x 11' 9" (4.32m x 3.58m)

Featuring a range of recently fitted modern wall and base units with complementary work surfaces, splash back tiling and an inset sink. Electric oven and gas hob with a chimney style extractor over built into the chimney breast, space for a fridge/freezer and plumbing is available for a washing machine.

FIRST FLOOR LANDING

Doors lead to two double bedrooms, study/box room and the house bathroom.

BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m)

Double room with built-in wardrobes.

BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m)

Double room with a built-in storage cupboard.

STUDY/BOX ROOM

11' 5" x 5' 3" (3.48m x 1.6m)

HOUSE BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m)

Fitted with a four piece suite which comprises of a bath, corner shower cubicle, wash basin and W.C.



EXTERIOR

To the front of the property there is an enclosed pebbled garden with a selection of mature trees and shrubs whilst to the rear there is a driveway providing private parking and a detached garage.

There is a plot of land adjacent to the property of approximately 3/4 of an acre included in the sale. The land is believed to be greenbelt and had a separate access point from Bradford Road. Any interested parties should make their own enquiries with the council regarding the potential to develop the land.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

