



BARKERS

OPENING DOORS FOR YOU



7 Grove Terrace

Birkenshaw, BD11 2LY

Offers In Region Of £150,000

Property Description

Well presented end terraced house, situated in the popular area of Birkenshaw, situated close to local amenities and the local transport network. The property benefits from a newly fitted boiler and the accommodation briefly comprises: Entrance porch, lounge, cellar, kitchen, one bedroom and bathroom. There is a driveway providing parking to the front and to the rear is a small yard area.

ENTRANCE PORCH

Tiled floor. Leads to lounge.

LOUNGE

12' 11" x 11' 8" (3.95m x 3.58m) With feature fireplace with stone hearth. Lino flooring. Door to kitchen and door to cellar.

CELLAR

8' 4" x 11' 2" (2.55m x 3.41m)

KITCHEN

10' 1" x 13' 8" (3.08m x 4.17m) Featuring a range of wood effect wall and base units with contrasting worktops. Five ring gas hob with double electric oven and extractor hood over, stainless steel sink unit. Tiled floor. Leads to stairs and rear porch.

REAR PORCH

Leads to utility with plumbing for washing machine and door leads to rear yard. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

With exposed stone walling. Door to bedroom and bathroom.

BEDROOM

12' 11" x 11' 10" (3.95m x 3.61m) Spacious double room with two built-in wardrobes. Loft hatch with ladder leads to the bathroom. Fully boarded loft.

BATHROOM

7' 1" x 10' 9" (2.18m x 3.30m) Comprising a four piece suite of bath, walk-in shower cubicle, pedestal wash hand basin and low flush WC. Tiled floor and part tiled walls. Extractor fan.

EXTERIOR

There is a parking area to the front of the property and to the rear the property benefits from a small yard area.

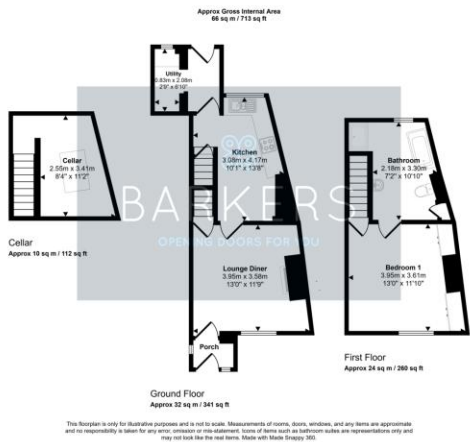
ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band : A

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road East/A58 and proceed for approx. 0.3 mile. At the roundabout take the first exit onto Bradford Road/A651 after about 0.2 mile you have arrived at Grove Terrace.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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