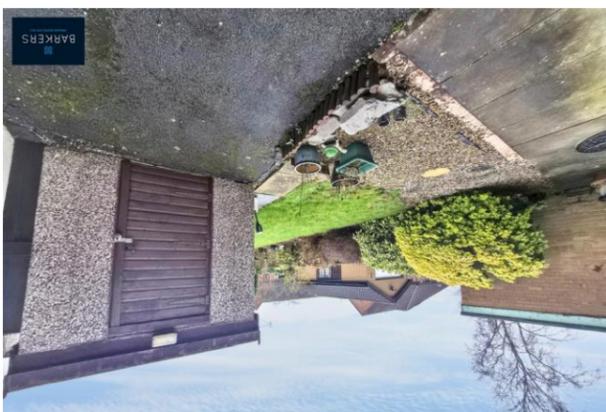
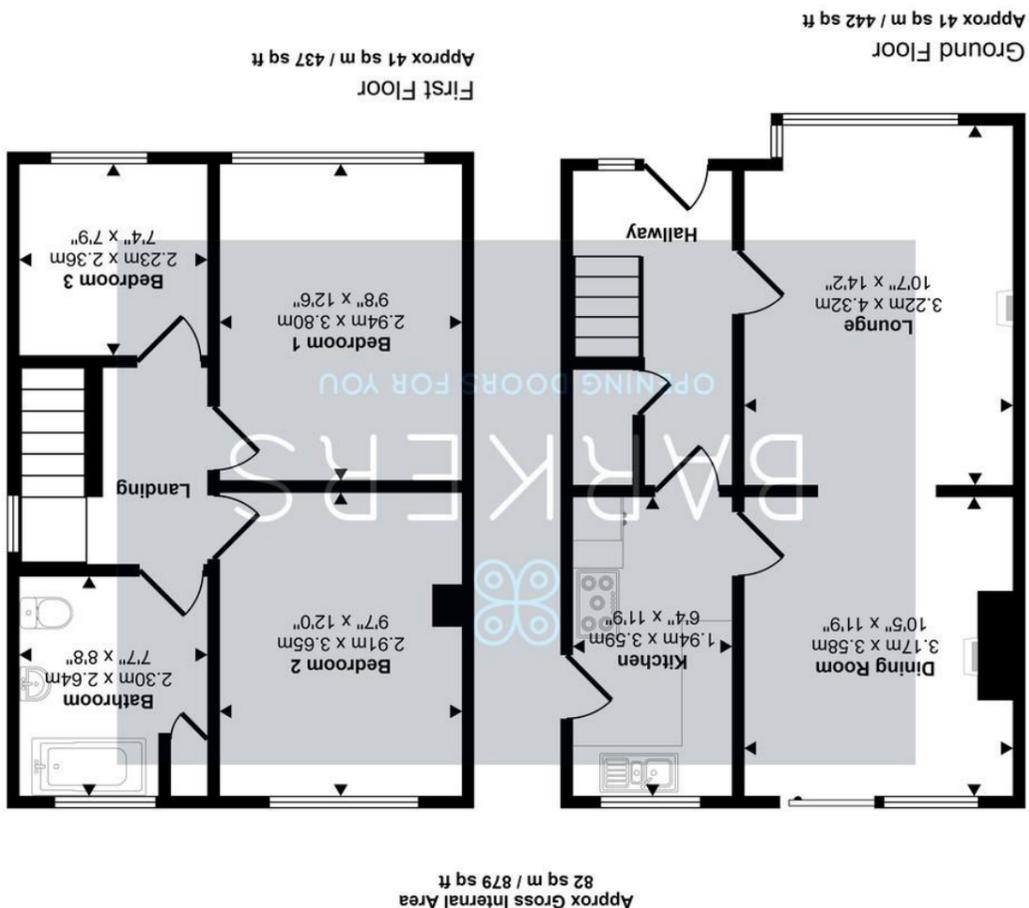


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

73 C → 79 C →



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.



BARKERS  
OPENING DOORS FOR YOU



12 Ghyllroyd Drive  
Birkenshaw, BD11 2ES  
Asking Price £249,950

- SEMI DETACHED PROPERTY
- OFFERED FOR SALE WITH NO CHAIN
- SPACIOUS REAR GARDEN
- AMPLE PRIVATE PARKING
- LOUNGE & DINING ROOM
- KITCHEN
- THREE BEDROOMS
- HOUSE BATHROOM



## Full Description

Offered for sale with NO CHAIN, this well-presented semi-detached family home enjoys a generous rear garden and ample off-road parking to the front. The property is situated within walking distance of the highly regarded BBG Academy, close to bus routes and local amenities, and just minutes from Junctions 26 and 27 of the M62 motorway network, making it an ideal choice for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three bedrooms, and a house bathroom.

### ENTRANCE HALL

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

### LOUNGE

14' 2" x 10' 7" (4.32m x 3.23m)

The focal point of this room is a feature fireplace with a wood surround and attractive electric fire. An archway leads into the dining room.

### DINING ROOM

11' 9" x 10' 5" (3.58m x 3.18m)

Sliding patio doors lead out to the rear garden and a door leads into the kitchen.

### KITCHEN

11' 9" x 6' 4" (3.58m x 1.93m)

Fitted with a range of wall and base units with complementary work surfaces, splash-back tiling and an inset sink with a mixer tap. Range-master cooker with a chimney style extractor over, plumbing for a washing machine and space for a fridge/freezer. A door leads out to the side elevation.

### FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

### BEDROOM ONE

12' 6" x 9' 8" (3.81m x 2.95m)

Double room.

### BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m)

Double room.

### BEDROOM THREE

7' 9" x 7' 4" (2.36m x 2.24m)

Single room.

### HOUSE BATHROOM

8' 8" x 7' 7" (2.64m x 2.31m)

Fitted with a three-piece white suite comprising a bath, W.C. and wash basin. Complementary part-tiled and part wood-panelled walls, tiled flooring, and useful built-in storage cupboards.



### EXTERIOR

To the front of the property there is a tarmac driveway which provides ample private parking. To the rear, there is a substantial enclosed garden, mainly laid to lawn with planted borders, a selection of trees and shrubs, mature hedging, and a large storage shed/garage (not suitable for a car).

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

