



local
properties
buy • sell • let

12 BARDEN CLOSE, HEALEY, BATLEY, WF17 7JG

ASKING PRICE OF £89,950





**** TWO BEDROOM SEMI DETACHED HOUSE - LOUNGE & DINING KITCHEN - GCH & PVCu DG - ENCLOSED GARDENS FRONT AND REAR - NEW ROOF - IDEAL FIRST TIME BUY **** The accommodation comprises: entrance hall, lounge, dining kitchen, landing, two double bedrooms, bathroom, separate wc. To the outside there are enclosed gardens front and rear with two car parks providing off street parking close by. Located in a cul-de-sac, it is ideally placed for access to all local amenities, neighbouring towns and cities and the motorway network. In our opinion, this property offers spacious living accommodation ideally suiting a first time buyer or small family and viewing is recommended.

ENTRANCE HALL Stairs to first floor. Walk in store with two further storage cupboards. Gas central heating radiator. Door to rear garden.

LOUNGE 13' 0" x 10' 7" (3.96m x 3.23m) PVCu double glazed window to front. Fireplace surround with inset electric fire. Gas central heating radiator.

DINING KITCHEN 20' 0" x 7' 9" (6.1m x 2.36m) PVCu double glazed windows to front and rear and door to front. Gas central heating radiator. Base and wall units with



stainless steel sink unit and tiled splashbacks. Gas cooker point. Plumbed for automatic washing machine.

LANDING PVCu double glazed window to rear. Gas central heating radiator. Storage cupboard housing boiler.

BEDROOM ONE 13' 6" x 11' 0" (4.11m x 3.35m) PVCu double glazed window to front. Gas central heating radiator.

BEDROOM TWO 13' 7" x 9' 8" (4.14m x 2.95m) PVCu double glazed window to front. Gas central heating radiator.



BATHROOM PVCu double glazed window to rear. Fully tiled with two piece suite comprising: bath with shower over and screen, vanity wash hand basin. Ceramic tiled floor. Gas central heating radiator.

SEPARATE WC PVCu double glazed window to front. Low flush wc.

EXTERIOR Enclosed garden to the front which has paved patio & lawn beyond. Enclosed rear garden which is paved with outhouse. Car parking areas to the rear and side of the property which provide off street parking on a "first come, first served" basis.



HOW TO GET THERE From our office in Birstall proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue past the park and turn right onto Centenary Way. At the T junction turn left onto Cross Bank Road and turn right onto Cemetery Road. Take the second right into Arncliffe Road and next left into Hayburn Road. Take the next left into Hayburn Gardens and Barden Close will be found on the right. Number 12 will be found on the right hand side, signified by our For Sale board.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		