BARKERS

OPENING DOORS FOR YOU



6 Kingsley Drive

Birkenshaw, Bradford, BD11 2ND

£322,500

- SEMI DETACHED FAMILY HOME
- APPROX 200FT SOUTH FACING REAR GARDEN
- AMPLE PRIVATE PARKING & GARAGE
- CLOSE PROXIMITY TO THE SOUGHT AFTER BBG ACADEMY
- 22FT LOUNGE/DINER
- KITCHEN
- THREE BEDROOMS
- BATHROOM & SEPARATE W.C.









Full Description

Situated in a sought-after location, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, complemented by an exceptional south-facing rear garden extending to approximately 200ft, providing an ideal setting for entertaining, relaxing and family life.The property is within walking distance of the highly regarded BBG Academy, whilst also being conveniently positioned for a range of local amenities, bus routes and excellent commuter links. Junctions 26 and 27 of the M62 are within easy reach, making this an ideal choice for those travelling further afield. Offered for sale with no onward chain, the property briefly comprises: entrance hall, impressive 22ft lounge/diner, fitted kitchen, three bedrooms, family bathroom and separate W.C. Externally, the property benefits from a generous driveway providing plentiful private parking and leading to a single garage, whilst to the rear is a truly impressive approximately 200ft south-facing garden, predominantly laid to lawn and enclosed by mature hedging. The garden offers a high degree of privacy, excellent space for entertaining and relaxing, and exciting potential for extending the property, subject to the necessary planning permissions and consents.

ENTRANCE HALL
An external door leads into the entrance hall which has doors leading to the lounge and kitchen. A staircase leads to the first floor landing.

LOUNGE/DINER
22' 10" x 11' 10" (6.96m x 3.61m)
An impressive 22ft reception room, offering a spacious and versatile lounge/diner with a beautiful bay window to the front, flooding the room with natural light. To the rear, French doors open directly onto the wonderful rear garden, creating a lovely connection between the indoor and outdoor living spaces. A fantastic room for both relaxing and entertaining.

KITCHEN
11' 3" x 7' 8" (3.43m x 2.34m)
A well-appointed kitchen fitted with a range of wall and base units, complemented by attractive butcher's block work surfaces and coordinating upstands. The kitchen features an inset stainless-steel sink with mixer tap, along with plumbing and space for a washing machine and space for a fridge/freezer. There is also an electric oven with ceramic hob. A door provides access to the side elevation, offering convenient access to the outside.

FIRST FLOOR LANDING
Doors lead to three bedrooms, the bathroom and separate W.C.

BEDROOM ONE
12' 4" x 10' 10" (3.76m x 3.3m)
Double room with a bay window.

BEDROOM TWO
10' 10" x 10' 0" (3.3m x 3.05m)
Double room.

BEDROOM THREE
7' 7" x 7' 4" (2.31m x 2.24m)
Single room.

HOUSE BATHROOM
7' 10" x 6' 4" (2.39m x 1.93m)
Fitted with a two piece suite comprises of a bath with shower over and a wash basin. Heated towel radiator.







SEPARATE W.C.
Fitted with a low flush W.C.

EXTERIOR
To the front, the property benefits from a well-maintained lawned garden, alongside a generous driveway providing plentiful private parking and leading to a single garage.

The south-facing rear garden extends to approximately 200ft, offering an impressive expanse of lawn enclosed by mature hedging, creating a wonderfully private and secluded setting. The garden provides the perfect space for relaxing, entertaining and enjoying outdoor living, while also offering excellent scope for extending the property, subject to obtaining the necessary planning permissions and consents. The combination of its exceptional length, southerly aspect, privacy and generous proportions makes this a truly outstanding outdoor space.

ADDITIONAL INFORMATION
Council tax - C
Tenure - Freehold
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





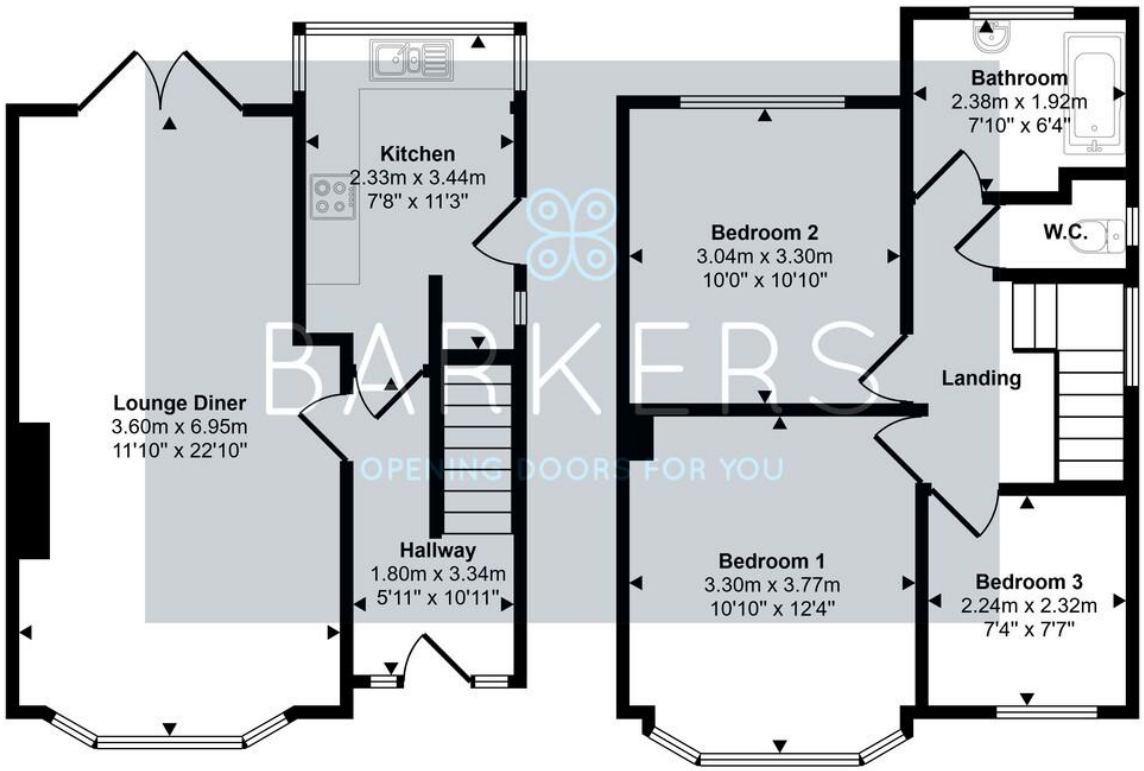








Approx Gross Internal Area
80 sq m / 862 sq ft



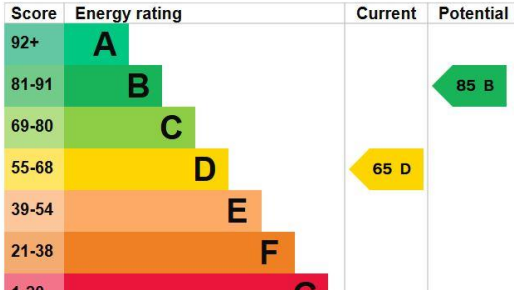
Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 41 sq m / 446 sq ft

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.







4 Old Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
enquiries@barkersestateagents.co.uk
0113 2879344

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements