



2 Carlton Court

Whitehall Road East, Birkenshaw, BD11 2EG

£220,000



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THREE BEDROOM SEMI DETACHEDIDEAL YOUNG FAMILY HOME***BIRKENSHAW***

Located with in walking distance of BBG HIGH SCHOOL is this tidy three bedroom property that benefits from having a gated communal area, en suite to master and cloaks wc. The accommodation comprises of; entrance hallway, cloaks wc, kitchen, lounge diner, three first floor bedrooms master with en suite and house bathroom. Dedicated parking space and garden. NO CHAIN & PRICED TO SELL!!

*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Entrance Hallway

Staircase leading to first floor accommodation and radiator.

Cloaks / WC

two piece white suite which consists of a low flush wc, & pedestal wash hand basin. Majority tiled, inset spot lighting and radiator.

Kitchen

7'7" x 8'7" (2.31m" x 2.62m")

Modern fitted kitchen with fitted oven, hob and extractor hood over. Splash back tiles, plumbing for automatic washing machine and inset spot lighting.

Lounge Diner

15'9" x 15' (4.80m" x 4.57m)

A useful understairs storage cupboard, 2 x radiator and French doors which lead out to the front of the property.

Landing

Access to the loft space, airing cupboard / wardrobe and inset spot lighting.

Double Bedroom One

14'9" max x 8'7" (4.50m" max x 2.62m")

Radiator.

En Suite

Three piece white modern suite which consists of a low flush wc, wash hand basin and a walk in shower cubicle. Inset spot lighting, majority tiled and heated towel rail

Double Bedroom Two

8'8" x 8'7" (2.64m" x 2.62m")

Radiator

Single Bedroom Three

9'3" x 5'9" (2.82m" x 1.75m")

Radiator.

House Bathroom

6'7" x 6'3" (2.01m" x 1.91m")

Three piece white modern suite which consists of a low flush wc, wash hand basin and shower bath with shower over and screen. Majority tiled, inset spot lighting and heated towel rail.

Exterior

A gated community with dedicated / visitor parking spaces and garden with patio area.



Road Map



Hybrid Map



Terrain Map

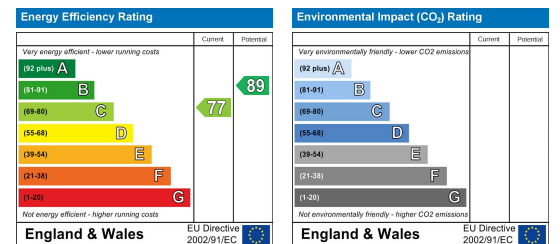


Floor Plan

Viewing

Please contact our Mirfield Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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