



**106 Old Lane**

**£745 PCM**

**Birkenshaw, BD11 2JX**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM END TERRACE HOUSE - LOUNGE & BREAKFAST KITCHEN - GCH & PVCu DG - AVAILABLE NOW \*\*\*\*\* The accommodation comprises: entrance vestibule, lounge, fitted kitchen, cellar, landing, two bedrooms (with fitted wardrobes to bedroom one), bathroom. To the outside, there is a small patio garden to the rear with on street parking to the front. Located close to all amenities, it is ideally placed for access to Bradford and Leeds city centres as well as the M62. An early viewing is recommended. Council Tax Band A. Sorry no pets.



• WELL PRESENTED TWO BEDROOM END TERRACE • AVAILABLE NOW • SPACIOUS LOUNGE

## ENTRANCE VESTIBULE

Door to front.

## LOUNGE

Fireplace surround with cast iron effect electric stove. Coving to ceiling and ceiling rose. Access to cellar. Window to front.

Radiator.

## LOBBY

Stairs to first floor.

## BREAKFAST KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks and ceramic tiled floor. Door and window to rear. Radiator.

## CELLAR

With window to front and radiator.

## LANDING

Radiator.

## BEDROOM ONE

With fitted wardrobes. Window to front. Radiator.

## BEDROOM TWO

Window to front. Radiator.

## BATHROOM

Fully tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Storage cupboard. Window to rear.

## EXTERIOR

Small enclosed patio garden to the rear of the property. On street parking.

## DIRECTIONS

From Birstall centre proceed along Bradford Road towards Gomersal. After passing The Scotland Public House on the left take the second right into Moor Lane which becomes Birkenshaw Lane. Go straight ahead at the crossroads into Old Lane and number 106 will be found on the right hand side, signified by our To Let board.

## NOTES

Children - Yes

Pets - No

Smokers - Outside Only

Available Now



- FITTED BREAKFAST KITCHEN • FITTED WARDROBES TO BEDROOM ONE • SMALL PATIO GARDEN TO REAR • ON STREET PARKING • GCH & PVCu DG • EPC - D • DEPOSIT - £855





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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