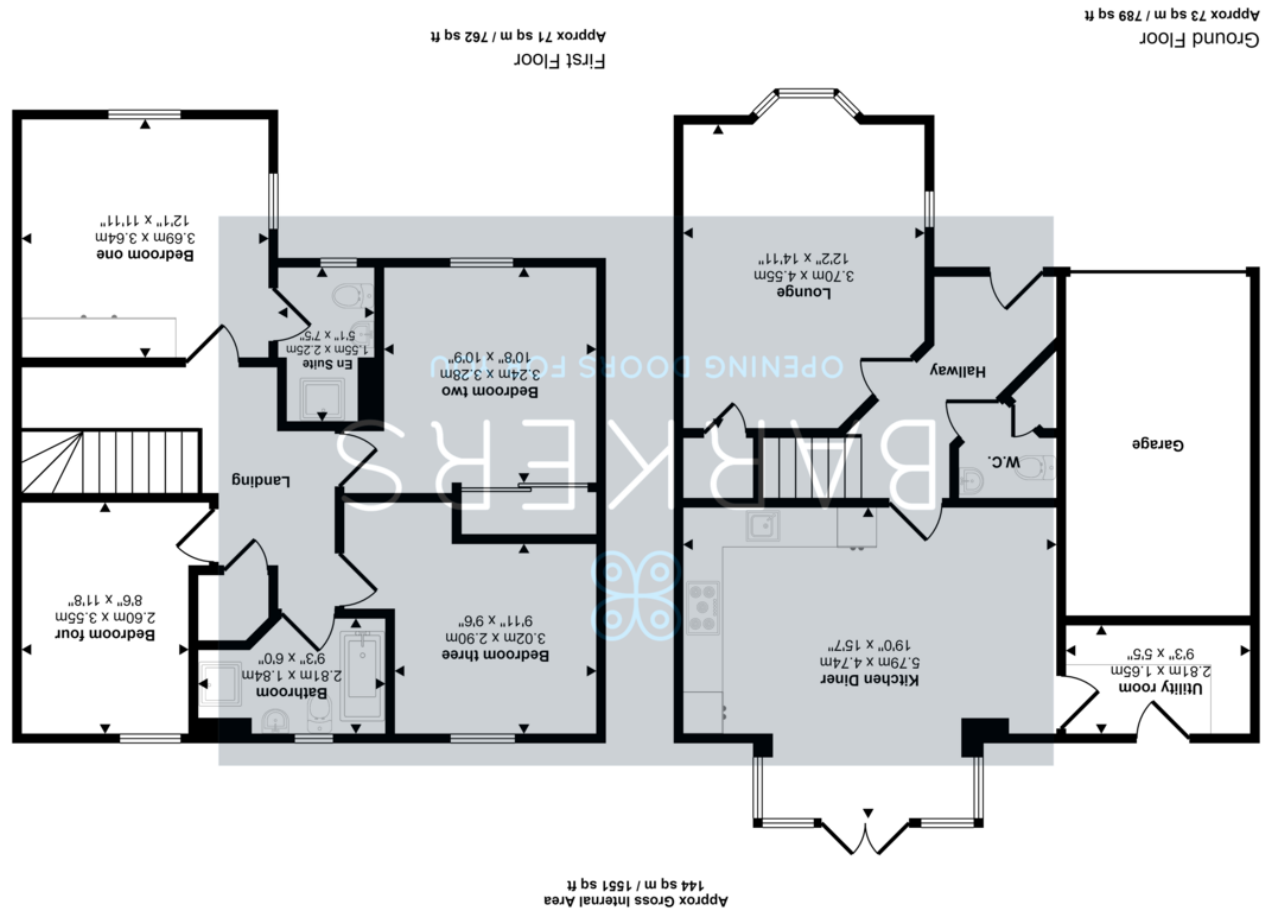


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

85 B
93 A



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
Select Collection



28 Navigation Way

Birkenshaw, BD11 2PP

O.I.R.O. £415,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE
- IMPRESSIVE DINING KITCHEN
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- DRIVEWAY & GARAGE
- GARDENS



Full Description

DESCRIPTION

Offered for sale with NO UPPER CHAIN is this superb four DOUBLE bedroomed detached family home which forms part of this sought after development in Birkenshaw. Ideally situated within walking distance of the highly regarded BBG Academy, close to amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters.

The property benefits from uPVC double glazing, gas central heating and an electric car charging point located in the garage. The accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, impressive dining kitchen, utility room, four double bedrooms, en-suite shower room and house bathroom. Externally there is a driveway which provides private parking, garage with an electrically operated door and gardens to the front and rear.

ENTRANCE HALL

A part glazed external door leads into the entrance hall which has doors leading to the cloaks/W.C., lounge and dining kitchen. A staircase leads to the first floor landing.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a W.C. and wash basin. Vinyl flooring and a useful built-in storage cupboard.

LOUNGE

14' 11" x 12' 2" (4.55m x 3.71m)

Featuring a bay window and a useful under-stairs storage cupboard.

DINING KITCHEN

19' 0" x 15' 7" (5.79m x 4.75m)

This impressive dining kitchen is fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Electric double oven, five ring gas hob with a chimney style extractor over, pan drawers and an integrated fridge/freezer and dishwasher. There is vinyl flooring and French doors offer an abundance of natural light and lead out to the rear garden. A door leads into the utility room.

UTILITY ROOM

9' 3" x 5' 5" (2.82m x 1.65m)

Featuring a range of wall and base units with complementary work surfaces and upstands, plumbing for washing machine and space for tumble dryer. A part glazed door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to four double bedrooms and the family bathroom. Access point to the loft which is part boarded and has a drop down ladder.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m)

Double room with dual aspect windows provide plentiful natural light, fitted wardrobes to one wall with sliding mirrored doors and a door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

7' 5" x 5' 1" (2.26m x 1.55m)

Fitted with a modern three piece white suite which comprises of a W.C., wash basin and double shower cubicle. Vinyl flooring and part tiled walls.



BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m)

Double room with fitted wardrobes to one wall with sliding doors.

BEDROOM THREE

9' 11" x 9' 6" (3.02m x 2.9m)

Double room.

BEDROOM FOUR

11' 8" x 8' 6" (3.56m x 2.59m)

Double room currently used as an office.

FAMILY BATHROOM

9' 3" x 6' 0" (2.82m x 1.83m)

Fitted with a four piece modern white suite which comprises of a double shower cubicle, bath, wash basin and W.C. Heated towel radiator, part tiled walls and vinyl flooring.

EXTERIOR

Externally there is an open plan lawned garden to the front with a driveway alongside offering private parking for two vehicles. The garage has an electrically operated door and an electric car charging point.

At the rear there is an enclosed lawned garden with stone paved patio areas, outside tap and planted borders with a selection of plants and shrubs.

ADDITIONAL INFORMATION

Council tax band - F

Tenure - Freehold

