

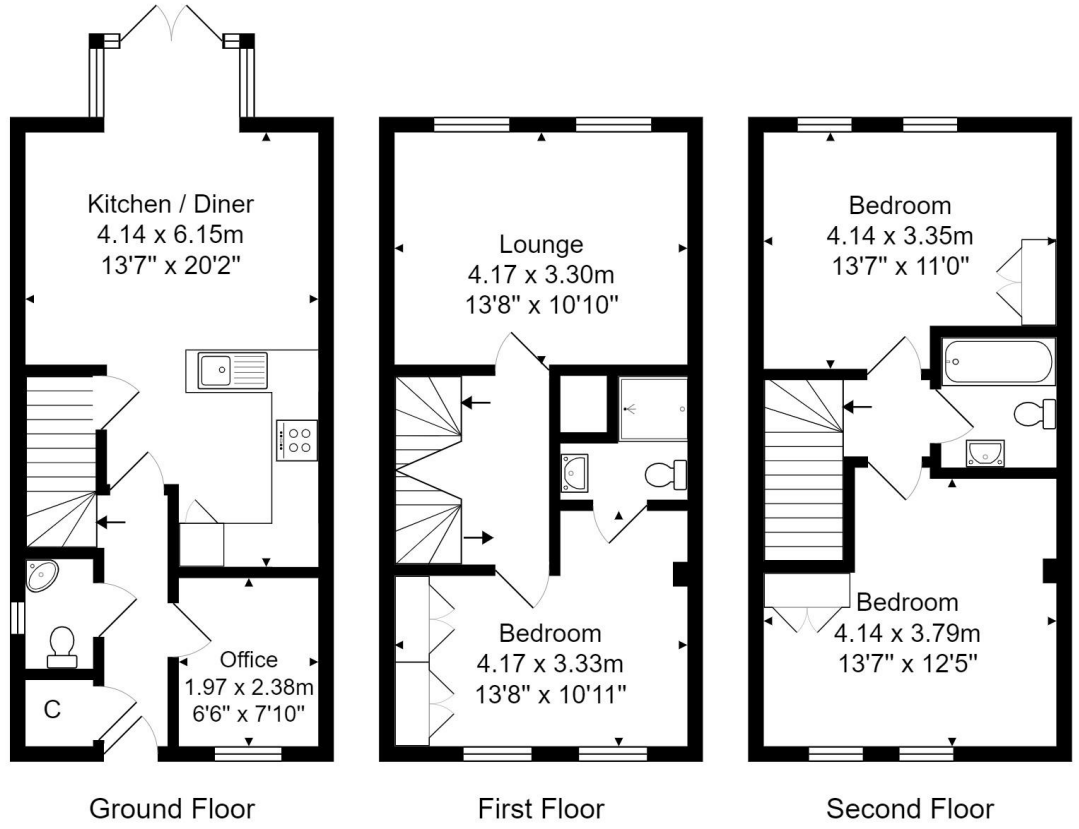
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| | |
|--------|-------|
| 95 A | 92+ |
| 85 B | 81-91 |
| | 69-80 |
| | 55-68 |
| | 39-54 |
| | 21-38 |
| | 1-20 |



Total Area: 110.3 m² ... 1187 ft²

All measurements are approximate and for display purposes only.

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BARKERS
Select Collection



60 Heathfield Lane

Birkenshaw, BD11 2DP

Asking Price £306,000

- ☞ SPACIOUS SEMI DETACHED
- ☞ WITHIN WALKING DISTANCE OF THE BBG ACADEMY
- ☞ ENTRANCE HALL, CLOAKS/W.C.
- ☞ DINING KITCHEN
- ☞ LOUNGE
- ☞ THREE DOUBLE BEDROOMS, STUDY
- ☞ EN-SUITE & FAMILY BATHROOM
- ☞ DRIVEWAY TO THE FRONT
- ☞ ENCLOSED GARDEN TO THE REAR



Full Description

DESCRIPTION

Offered for sale is this beautifully presented semi detached family home offering spacious accommodation over three floors.

Situated within this popular development within walking distance of the BBG Academy, close to amenities and just minutes from junction 26 of the M62 motorway network. The property benefits from uPVC double glazing, gas central heating and an electric car charging point. The accommodation briefly comprises: Entrance hall, cloaks/W.C., dining kitchen, study, lounge, three double bedrooms, en-suite shower room and family bathroom. Driveway parking and a garden to the rear

ENTRANCE HALL

An external door leads to the entrance hall which has a useful storage cupboard, staircase to the first floor landing and doors lead to the cloaks/W.C., study and dining kitchen.

CLOAKS/W.C

Fitted with a two piece white suite which comprises of a low flush W.C. and wash basin. Vinyl flooring and a tiled splash back to the wash basin.

STUDY

7' 10" x 6' 6" (2.39m x 1.98m)

Ideal for those who work from home.

DINING KITCHEN

20' 2" x 13' 7" (6.15m x 4.14m)

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, gas hob with a chimney style extractor over and an integrated fridge/freezer and dishwasher. Useful understairs storage cupboard, vinyl flooring and French doors lead out to the rear garden.

FIRST FLOOR LANDING

Doors lead to the lounge and one of the double bedrooms. A staircase leads to the second floor landing.

LOUNGE

13' 8" x 10' 10" (4.17m x 3.3m)

This room is located to the rear elevation and has the benefit of two windows giving plentiful natural light.

BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.33m)

Double room with fitted wardrobes to one wall and a door leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Part tiled walls, vinyl flooring and a heated towel radiator.



SECOND FLOOR LANDING

Doors lead to two further double bedrooms and the family bathroom.

BEDROOM TWO

13' 7" x 12' 5" (4.14m x 3.78m)

Double room with fitted wardrobes.

BEDROOM THREE

13' 7" x 11' 0" (4.14m x 3.35m)

Double room with fitted wardrobes.

FAMILY BATHROOM

Fitted with a three piece white suite which comprises of a bath with shower over and glass screen, W.C. and wash basin. Heated towel radiator, part tiled walls, extractor fan and vinyl flooring.

EXTERIOR

At the front of the property there is a driveway providing private parking for two cars and an electric vehicle charging point.

To the rear there is an enclosed garden with a stone paved patio area and artificial lawn.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

