



# BARKERS










Select Collection



## 20 Furnace Lane

Birkenshaw, BD11 2AL

£550,000

-  DETACHED FAMILY HOME
-  RURAL LOCATION
-  GATED DRIVEWAY, GARAGE & GARDENS
-  ENTRANCE PORCH
-  DINING KITCHEN OPEN TO THE DINING ROOM
-  LOUNGE & SITTING ROOM
-  CLOAKS/W.C.
-  FOUR DOUBLE BEDROOMS
-  EN-SUITE & HOUSE BATHROOM



# Full Description

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Rare to the market is this beautiful detached family home which occupies a fabulous rural position in the heart of Birkenshaw village. Ideally situated within walking distance of the highly regarded BBG Academy, close to local, 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 and gas central heating. The accommodation briefly comprises: Entrance porch, dining kitchen opening to the dining room, lounge, sitting room, cloaks/W.C., four DOUBLE bedrooms, en-suite and family bathroom. Externally there is a gated driveway which provides private parking, garage and well maintained gardens.

## ENTRANCE PORCH

An external door leads into the entrance porch which has laminate flooring and a door leading into the dining kitchen, door leading into the garage.

## DINING KITCHEN

18' 10" x 12' 4" (5.74m x 3.76m)

Fitted with an excellent range of base units with quartz work surfaces, feature island unit with an inset 1 1/2, bowl sink and mixer tap and an integrated dishwasher. Space for a range style cooker with a double chimney style extractor over, plumbing for a washing machine, space for a fridge freezer, modern vertical radiator and inset spotlights to the ceiling. Open plan to the dining room.

## DINING ROOM

18' 10" x 9' 7" (5.74m x 2.92m)

French doors lead out to the rear garden.

## LOUNGE

19' 11" x 11' 7" (6.07m x 3.53m)

This room has windows to three elevations giving plentiful natural light and a feature fireplace with a tiled hearth.

## SITTING ROOM

15' 10" x 11' 9" (4.83m x 3.58m)

Featuring a stone fireplace and sliding patio doors lead out to the garden.

## INNER HALL

A staircase leads to the first floor landing and doors lead into the cloaks/W.C. and out to the garden. Useful under-stairs storage cupboard.

## CLOAKS/W.C.

Fitted with a two piece suite which comprises of a low flush W.C. and wash basin.

## FIRST FLOOR LANDING

Doors lead to four double bedrooms and the family bathroom. Useful built-in storage cupboard.

## BEDROOM ONE

11' 5" x 10' 9" (3.48m x 3.28m)

Double room with a door leading to the en-suite shower room.





#### EN-SUITE SHOWER ROOM

8' 2" x 3' 11" (2.49m x 1.19m)

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Laminates flooring and an extractor fan.

#### BEDROOM TWO

15' 3" x 8' 2" (4.65m x 2.49m)

Double room with views over farmland.



#### BEDROOM THREE

10' 9" x 10' 2" (3.28m x 3.1m)

Double room. Loft access point.

#### BEDROOM FOUR

12' 0" x 9' 4" (3.66m x 2.84m)

Double room with views over farmland.



#### FAMILY BATHROOM

9' 11" x 7' 1" (3.02m x 2.16m)

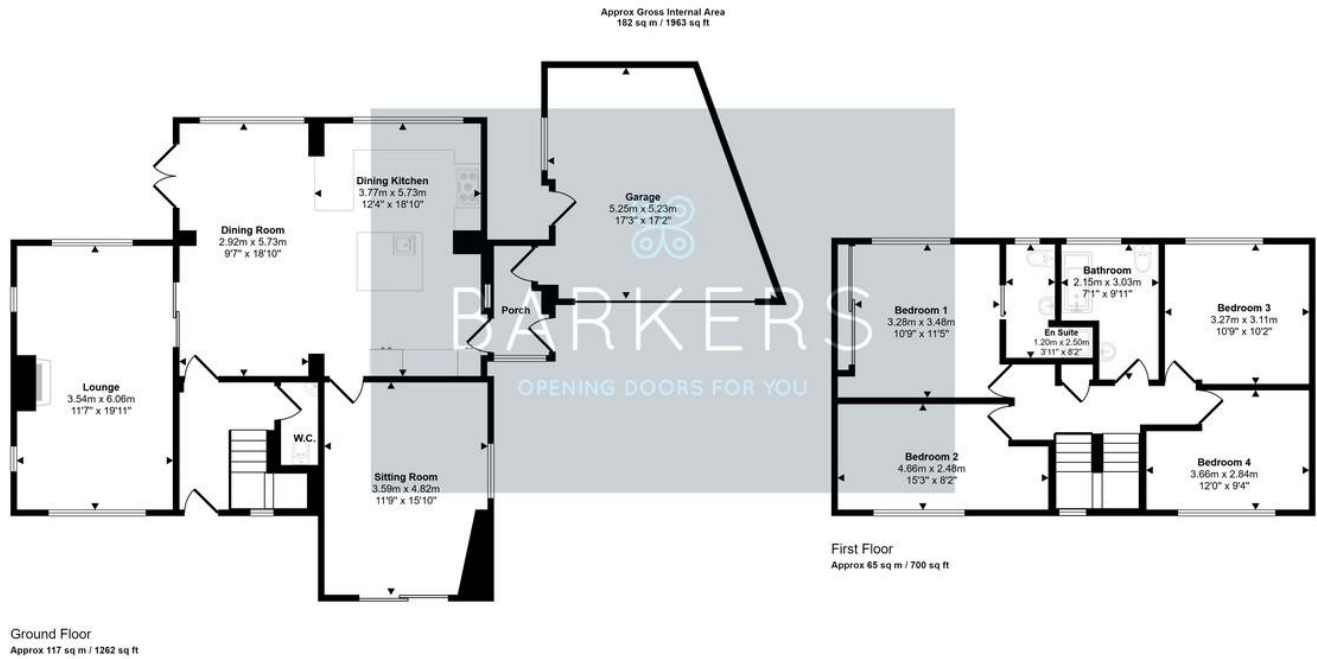
Featuring a modern white suite of panelled bath with mixer shower over and glass screen, wash hand basin in vanity unit and WC. Part tiled walls and laminate flooring.



#### EXTERIOR

The property benefits from a gated driveway to the front, providing private parking and an electric car charging point and pedestrian door leading from the back garden or entrance porch to the attached garage with electric door. Feature street light. Two exterior plug sockets. To the rear there are lawned areas with mature hedging, shrubs & trees and also paved patio and decked areas with views over the surrounding area.





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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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