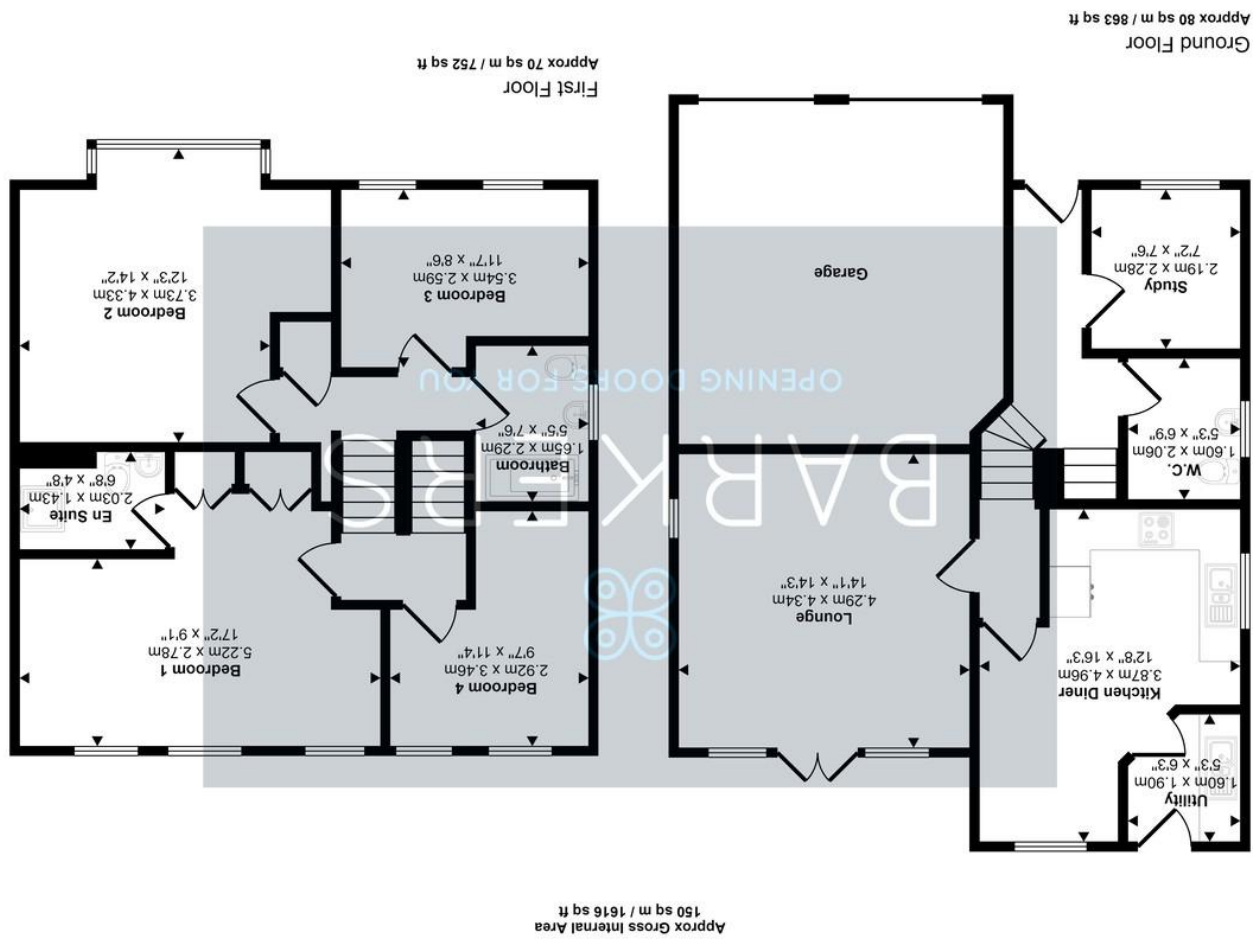


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
	74 C
	83 B



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.

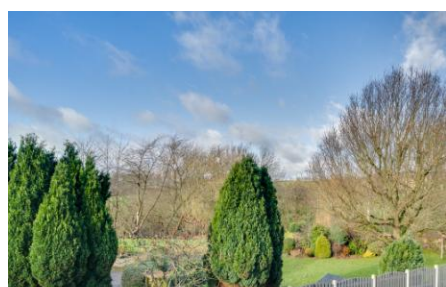


**BARKERS**  
Select Collection



**25 Bank View**  
Birkenshaw, BD11 2AG  
Asking Price Of £445,000

- IMMACULATE DETACHED FAMILY HOME
- CUL DE SAC LOCATION
- ENTRANCE HALL, CLOAKS/W.C
- LOUNGE, DINING KITCHEN
- UTILITY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- DRIVEWAY & DOUBLE GARAGE



## Full Description

Occupying a quiet cul de sac position is this immaculate four bedroomed detached family home with views over farmland to the rear. Ideally situated within walking distance of the sought after BBG Academy as well as the shops, bus routes and amenities in Birkenshaw village. Junctions 26 and 27 of the M62 are just a short drive away making this location ideal for commuters. The property benefits from uPVC double glazing and central heating. The accommodation briefly comprises: Entrance hall, cloak/W.C., study, lounge, dining kitchen, utility room, four bedrooms, en-suite shower room and family bathroom. Externally there is a driveway which provides private parking and leads to a double garage. To the front of the property there is an open plan lawned garden whilst to the rear there is an enclosed garden which is lawned with a stone paved patio.

### ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the cloak/W.C. and study. A staircase leads to the first floor half landing and a staircase leads down to the lower ground floor.

### STUDY

7' 6" x 7' 2" (2.29m x 2.18m)

An ideal study/home office for those working from home.

### CLOAKS/W.C

6' 9" x 5' 3" (2.06m x 1.6m)

Fitted with a two piece white suite which comprises of a W.C. and wash basin. Vinyl flooring.

### LOWER GROUND FLOOR INNER HALL

Doors lead to the lounge and dining kitchen.

### LOUNGE

14' 3" x 14' 1" (4.34m x 4.29m)

Featuring a fireplace with an electric fire and wood surround. French doors lead to the rear garden.

### DINING KITCHEN

16' 3" x 12' 8" (4.95m x 3.86m)

Fitted with a range of wall and base units with complementary work surfaces, splash-back tiling and a 1 1/2 bowl stainless steel sink with a mixer tap. Space for a fridge freezer, built-in wine rack and a built-in double electric oven, gas hob and a chimney style extractor. A door leads into the utility room.

### UTILITY ROOM

6' 3" x 5' 3" (1.91m x 1.6m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Plumbing for a washing machine, vinyl flooring and a door leads out to the rear elevation.

### FIRST FLOOR HALF LANDING

Doors lead to two double bedrooms. A staircase leads to the first floor landing.

### BEDROOM ONE

14' 3" x 14' 1" (4.34m x 4.29m)

Spacious double room with fitted wardrobes to one wall and fitted drawers which offer plentiful storage. Four windows provide an abundance of natural light and a door leads to the en-suite shower room.

### EN-SUITE SHOWER ROOM

6' 8" x 4' 8" (2.03m x 1.42m)

Fitted with a three piece modern white suite which comprises of a walk-in shower enclosure with a rainwater shower head, wash basin inset into



a vanity unit and a W.C. Chrome heated towel radiator, tiled walls and inset spotlights to the ceiling.

### BEDROOM FOUR

11' 4" x 9' 7" (3.45m x 2.92m)

Double room with views over fields.

### LANDING

Doors lead to two further double bedrooms, a useful storage cupboard and into the family bathroom.

### BEDROOM TWO

14' 2" x 12' 3" (4.32m x 3.73m)

Spacious double room with a bay window

### BEDROOM THREE

11' 7" x 8' 6" (3.53m x 2.59m)

Double room.

### FAMILY BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

Fitted with a three piece modern white suite which comprises of a bath with a mixer shower tap, wash basin inset into a vanity unit and a W.C. Tiled walls and flooring and inset spotlights to the ceiling.

### EXTERIOR

Externally there is a driveway which provides private parking and leads to a double garage. To the front of the property there is an open plan lawned garden whilst to the rear there is an enclosed garden which is lawned with a stone paved patio.

### ADDITIONAL INFORMATION

Council tax band - E

Tenure - Freehold

