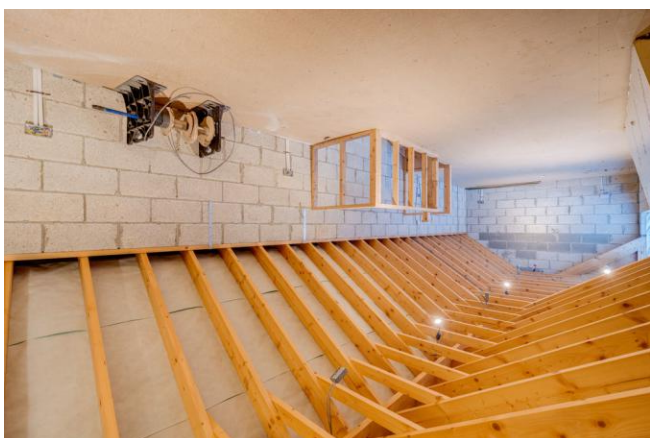
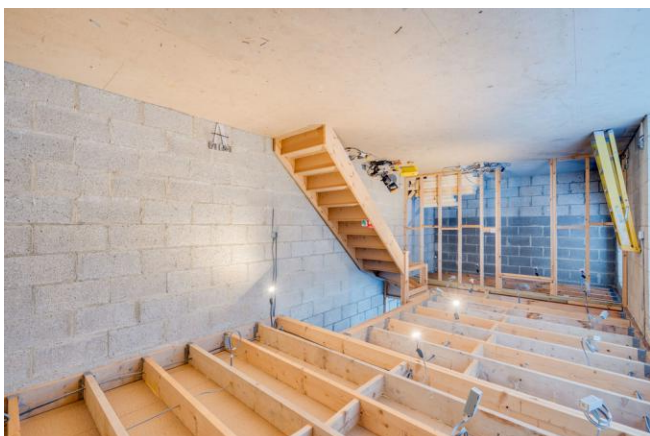
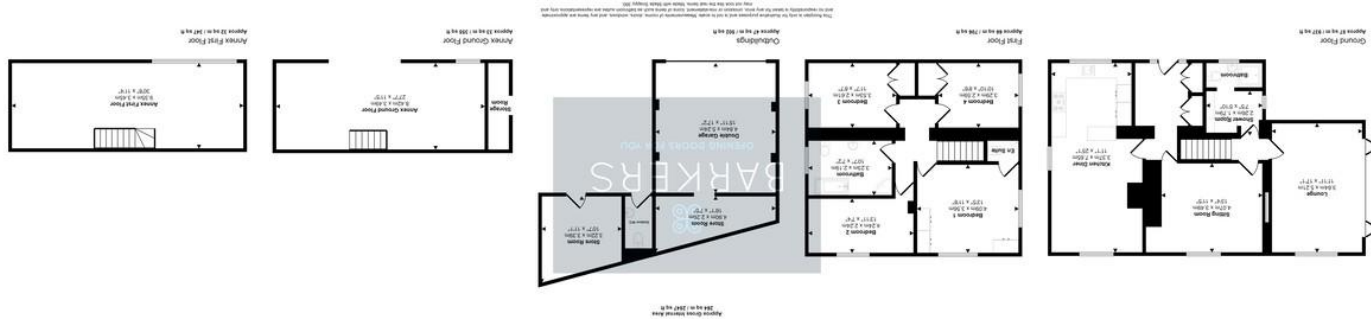


85 B	71 C	92+	A
		81-91	B
		69-80	C
		55-68	D
		39-54	E
		21-38	F
		1-20	G



BARKERS

Select Collection



Bottoms Lane

Birkenshaw, BD11 2HL

Asking Price Of £530,000

- CHARMING DETACHED CHARACTER PROPERTY
- DETACHED SELF-CONTAINED ANNEX
- POTENTIAL FOR 5/6 BEDROOMS INCLUDING ANNEX
- FOUR BEDROOMS TO MAIN HOUSE
- SEPARATE SITTING ROOM, LOUNGE & KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- GATED PLOT WITH DRIVEWAY & DOUBLE GARAGE
- GARDENS



Full Description

A rare opportunity has arisen to purchase this extended four bedroom detached character property occupying a generous gated plot with a detached self contained annex (part completed), which has potential for a further 2 bedrooms. The main part of the house dates back to 18th century and has been sympathetically extended since to offer generous and versatile family accommodation. Ideally situated within walking distance of the highly regarded BBG Academy, close to local amenities, bus routes, shops and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, dining kitchen, sitting room, lounge, ground floor shower room, four bedrooms and family bathroom. Externally a gated driveway provides private parking and leads to a double garage with additional storage at the rear. There is an outside W.C. and further useful outhouse, good sized gardens and a detached self contained two storey annex. The annex will be sold part completed and has first fix electrics installed.

ENTRANCE HALL

An external door leads into the entrance hall which has tiled flooring, inset spotlights to the ceiling and built-in storage cupboards which provide plentiful storage.

DINING KITCHEN

25' 1" x 11' 1" (7.65m x 3.38m)

Fitted with a range of wall and base units with complementary butcher block work surfaces and an inset Belfast sink. Double electric oven, five ring gas hob with a chimney style extractor over, integrated fridge/freezer and an integrated under counter fridge. Plumbing for a dishwasher and washing machine, inset spotlights to the ceiling and oak flooring. In the dining area there is a feature inglenook fireplace.

SITTING ROOM

13' 4" x 11' 5" (4.06m x 3.48m)

Featuring a brick built fireplace and beams to the ceiling.

INNER HALL

Doors lead to the lounge and ground floor shower room. A staircase leads to the first floor landing.

LOUNGE

17' 1" x 11' 11" (5.21m x 3.63m)

With laminate flooring, inset spotlights to the ceiling and bi-fold doors lead out to the rear garden.

GROUND FLOOR SHOWER ROOM

Fitted with a range of fitted cupboards providing excellent storage and has a shower cubicle, W.C. and wash basin. Inset spotlights to the ceiling.

FIRST FLOOR LANDING

Doors lead to four double bedrooms and the family bathroom.

BEDROOM ONE

13' 5" x 11' 8" (4.09m x 3.56m)

Double room with built-in wardrobes, drawers and shelving. A door leads to an en-suite W.C.

EN-SUITE W.C.

Fitted with a W.C. and wash basin.

BEDROOM TWO

13' 11" x 7' 4" (4.24m x 2.24m)

Double room.



BEDROOM THREE

11' 7" x 8' 7" (3.53m x 2.62m)

Double room with built-in wardrobes and inset spotlights to the ceiling.

BEDROOMS FOUR

10' 10" x 8' 6" (3.3m x 2.59m)

Double room with built-in wardrobes and inset spotlights to the ceiling.

FAMILY BATHROOM

10' 7" x 7' 2" (3.23m x 2.18m)

Fitted with a four piece white suite which comprises of a corner shower cubicle, wash basin, W.C. and a double ended bath with a mixer shower tap. Inset spotlights to the ceiling, tiled walls and flooring and a heated chrome towel radiator.

EXTERIOR

Externally a gated driveway provides private parking and leads to a double garage with additional storage at the rear. There is an outside W.C. and further useful outhouse storage room. There are lawned gardens with decked patio areas, mature trees and hedging and an outside tap. There is access from the side of the property via some steps down to the cellar.

ANNEX

The detached self contained two storey annex will be sold part completed and has first fix electrics installed.

The ground floor measures 27'7" x 11'5" and has a staircase leading to the first floor room which measures 30'8" x 11'4". There is a useful store room on the ground floor which houses the battery storage for the solar panels.

This space would be ideal to offer a one/two bedroom granny/teenage annex or could be utilised for those who work from home as office space.

ADDITIONAL INFORMATION

Council tax band - E

Tenure - Freehold

