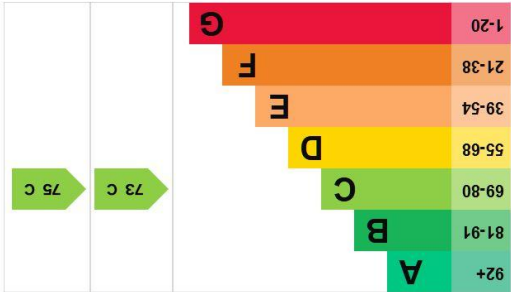
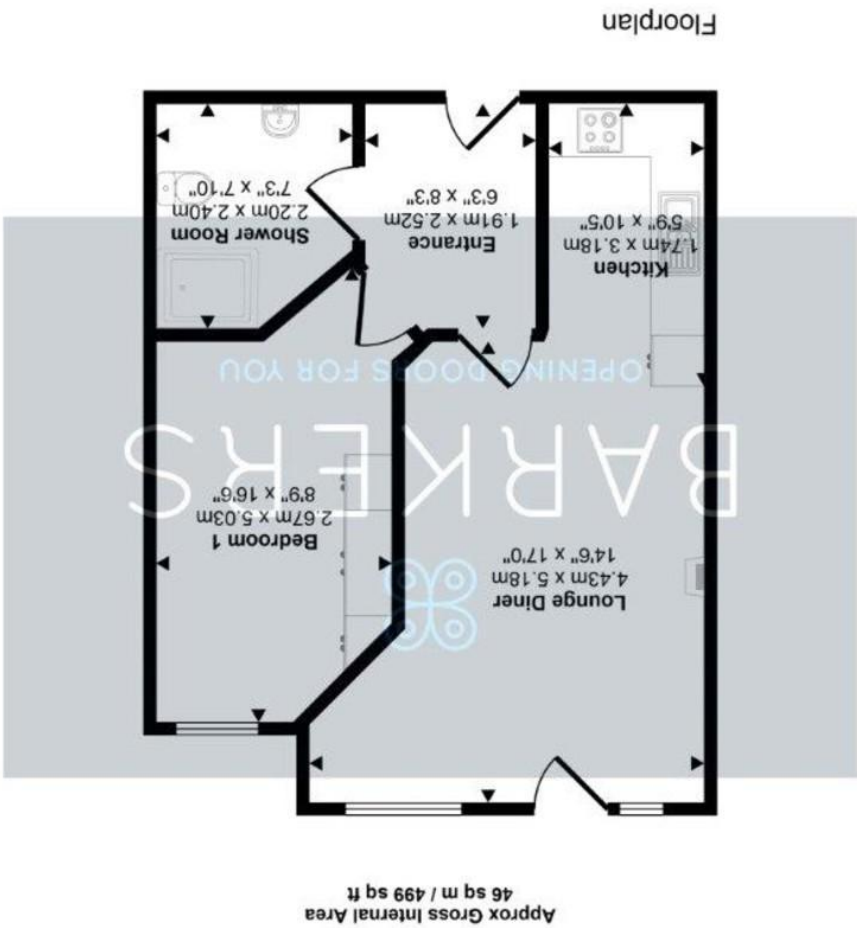


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




BARKERS
OPENING DOORS FOR YOU

Apartment 11, The Hawthornes, Mill Lane, Birkenshaw, BD11 2DH

£150,000

- GROUND FLOOR OVER 55'S APARTMENT
- WELL MAINTAINED COMMUNAL GARDENS
- ALLOCATED PARKING
- SECURE INTERCOM ENTRY SYSTEM
- LOUNGE, KITCHEN AREA
- GENEROUS DOUBLE BEDROOM
- SHOWER ROOM



Full Description

Located in the heart of Birkenshaw village, this well-maintained ground floor apartment is part of a highly regarded development exclusively for residents aged 55 and over. Just a short stroll from a range of excellent local shops, amenities, and convenient bus routes, the property offers both comfort and convenience. The accommodation is accessed via a communal entrance with a secure intercom entry system which leads into the main building. The apartment has an entrance hall, spacious lounge, kitchen area, generous double bedroom and shower room. Externally the property has access to allocated parking and well maintained communal gardens. Residents of this apartment have access to a communal seating area and laundry facilities within the building. This delightful apartment is ideal for those seeking a relaxed, low-maintenance lifestyle within a friendly and supportive community

ENTRANCE HALL
6' 3" x 8' 3" (1.91m x 2.51m)

The building is accessed via a communal entrance with a secure intercom entry system.

An external door leads into the generous entrance hall of the apartment which has doors leading to the lounge, double bedroom and shower room.

LOUNGE/DINER
17' 0" x 14' 6" (5.18m x 4.42m)

This spacious and light room has a fireplace with an electric fire, wall lights and patio doors lead out to the communal gardens. Access to the kitchen area.

KITCHEN AREA
10' 5" x 5' 9" (3.18m x 1.75m)

Fitted with a range of wall and base units with complimentary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Built in eye level electric oven, ceramic hobs with built in extractor over and space for an under counter fridge and freezer.

BEDROOM
16' 6" x 8' 9" (5.03m x 2.67m)

Spacious double room with built in wardrobes providing plentiful storage.

SHOWER ROOM
7' 10" x 7' 3" (2.39m x 2.21m)

Fitted with a modern three piece white suite which comprises of a walk in shower enclosure, WC and a wash basin inset into a vanity unit with useful cupboards and drawers. Tiled walls and flooring.

COMMUNAL AREAS
Residents have access to a communal seating area and laundry facilities.

EXTERIOR
Externally the property has access to allocated parking and well maintained communal gardens.



ADDITONAL INFORMATION
Council Tax Band - B
Tenure - Leasehold

Service / Maintenance Charge for 1st April 2025 to 31st March 2026 is £2,590.17
125 years commencing from 2003 on the lease

DISCLAIMER
Some of the photos show the communal areas within the building and are not included in the sale.

