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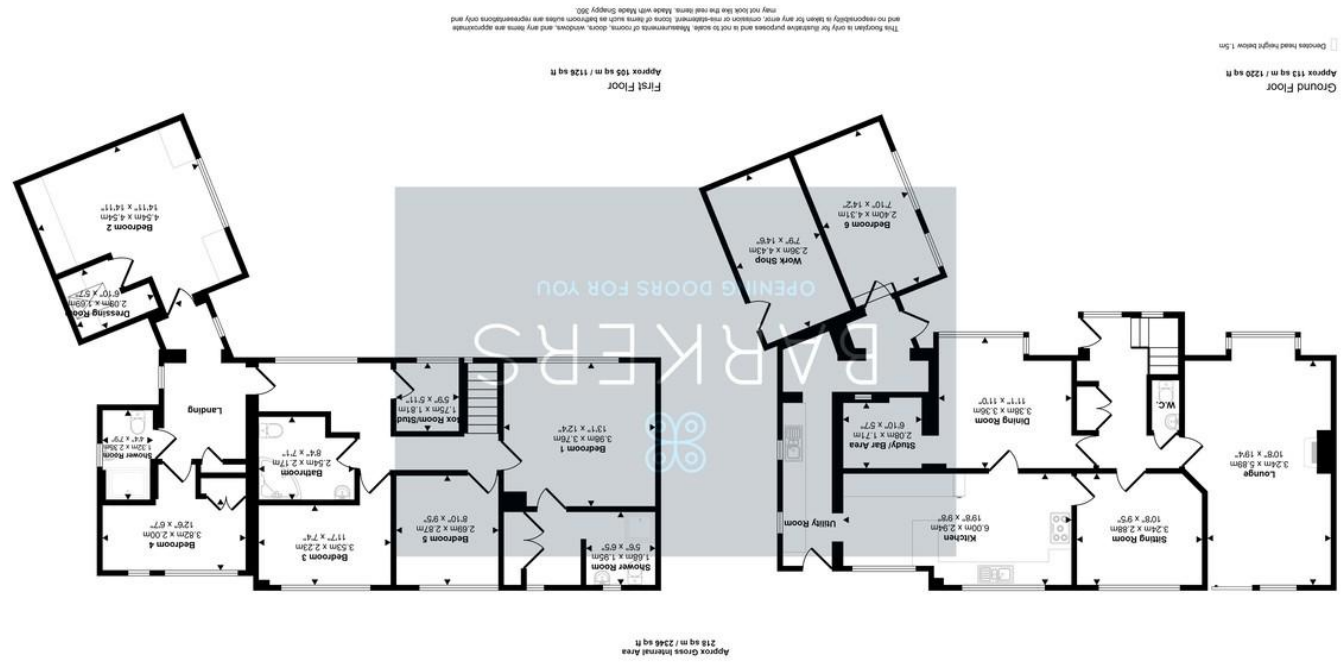
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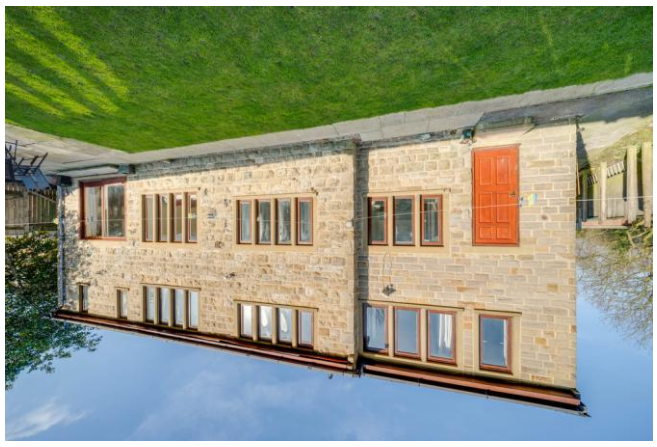
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BARKERS
Select Collection



38 Cross Lane

Birkenshaw, BD11 2BY

Asking Price £575,995

- SUBSTANTIAL DETACHED PROPERTY
- OFFERS POTENTIAL ANNEX WITH SEPARATE ENTRANCE
- PRIVATE PARKING & GARDEN
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY ROOM
- CLOAKS/W.C.
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM & FURTHER SHOWER ROOM









Full Description

Offered for sale is this substantial SIX bedroomed detached family home which offers spacious and versatile accommodation and would be ideal for multi-generational living or those who work from home. Ideally situated within easy reach of local schools, amenities, bus routes and just minutes from junction 27 of the M62 motorway network. The generous accommodation briefly comprises: Entrance hall, cloaks/W.C., three reception rooms, kitchen, utility room, six bedrooms, en-suite shower room, further shower room and house bathroom. Externally there is a driveway to the front providing private parking and a garden to the rear.

ENTRANCE HALL
An external door leads into the entrance hall which has a useful built-in storage and a staircase leads to the first floor landing. Doors lead to the cloaks/W.C., lounge, sitting room and dining room.

CLOAKS/W.C
Fitted with a two piece suite which comprises of a W.C. and wash basin. Laminate flooring.

LOUNGE
19' 4" x 10' 8" (5.89m x 3.25m)
Featuring a fireplace with a gas fire, laminate flooring and sliding patio doors lead out to the rear garden.

SITTING ROOM
10' 8" x 9' 5" (3.25m x 2.87m)
Useful second reception room.

DINING ROOM
11' 1" x 11' 0" (3.38m x 3.35m)
With laminate flooring , wall lights and an archway leads to the bar/study area which has laminate flooring and built-in cupboards.

DINING KITCHEN
19' 8" x 9' 8" (5.99m x 2.95m)
Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset 1 1/2 bowl stainless steel sink with a mixer tap. Laminate flooring, space for a fridge/freezer, breakfast bar and a built-in wine rack. An archway leads to the utility room. A Range style cooker and a dishwasher are included in the sale.

UTILITY ROOM
Fitted with a range of wall and base units with complementary work surfaces, inset sink and plumbing for a washing machine. A door leads out to the rear garden and there is access to a further entrance hall with a separate access point to the front elevation.

ENTRANCE HALL
An external door from the front elevation gives access to the extension which forms part of the former garage. This space would be ideal to offer a teenage/granny annex.

BEDROOM SIX
14' 2" x 7' 10" (4.32m x 2.39m)
Double room.

FIRST FLOOR LANDING

BEDROOM ONE
13' 1" x 12' 4" (3.99m x 3.76m)
Double room fitted wardrobes and drawers and a door leads to the dressing room.

DRESSING ROOM
Featuring fitted wardrobes and a dressing table. An archway leads to the en-suite shower room..

EN-SUITE SHOWER ROOM
6' 5" x 5' 6" (1.96m x 1.68m)
Fitted with a three piece suite which comprises of a shower cubicle, wash basin and W.C. Laminate flooring and tiled walls.





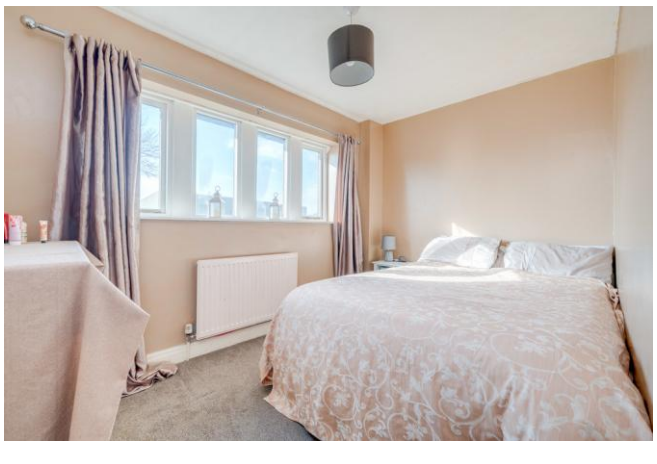


BEDROOM TWO
14' 11" x 14' 11" (4.55m x 4.55m)
Double room with fitted wardrobes, window seat and a walk-in wardrobe/storage room.

BEDROOM THREE
11' 7" x 7' 4" (3.53m x 2.24m)
Double room.

BEDROOM FOUR
12' 6" x 6' 7" (3.81m x 2.01m)
Double room.





BEDROOM FIVE
9' 5" x 8' 10" (2.87m x 2.69m)

BOX ROOM/STUDY
5' 9" x 5' 11" (1.75m x 1.8m)

FAMILY BATHROOM
8' 4" x 7' 1" (2.54m x 2.16m)
Fitted with a three piece suite which comprises of a corner bath with a mixer shower tap, W.C. and wash basin inset into a vanity unit. Tiled walls.

SHOWER ROOM
7' 9" x 4' 4" (2.36m x 1.32m)
Fitted with a three piece suite which comprises of a double shower cubicle, wash basin inset into a vanity unit and W.C. Tiled walls and laminate flooring.

EXTERIOR
To the front of the property there is private parking whilst to the rear there is a lawned garden with a paved patio area. There is access from the rear garden to the work shop area which was formerly part of the garage and measures 14'6" x 7'9".

ADDITIONAL INFORMATION
Tenure - Freehold
Council tax band -F







