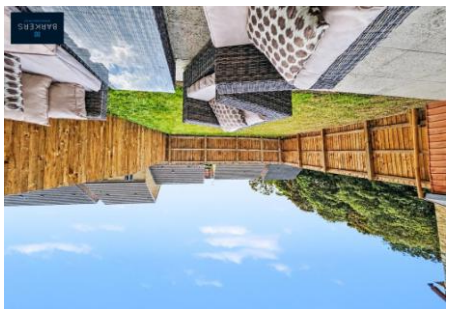










- OFFERED FOR SALE WITH NO CHAIN
- THREE BEDROOMS
- RECENTLY BUILT SEMI DETACHED
- DOWNSTAIRS WC, EN-SUITE & FAMILY BATHROOM
- DRIVEWAY PROVIDES PRIVATE PARKING FOR TWO CARS
- SOUTH FACING REAR GARDEN
- EV CHARGING POINT & SOLAR PANELS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- LOUNGE, MODERN KITCHEN

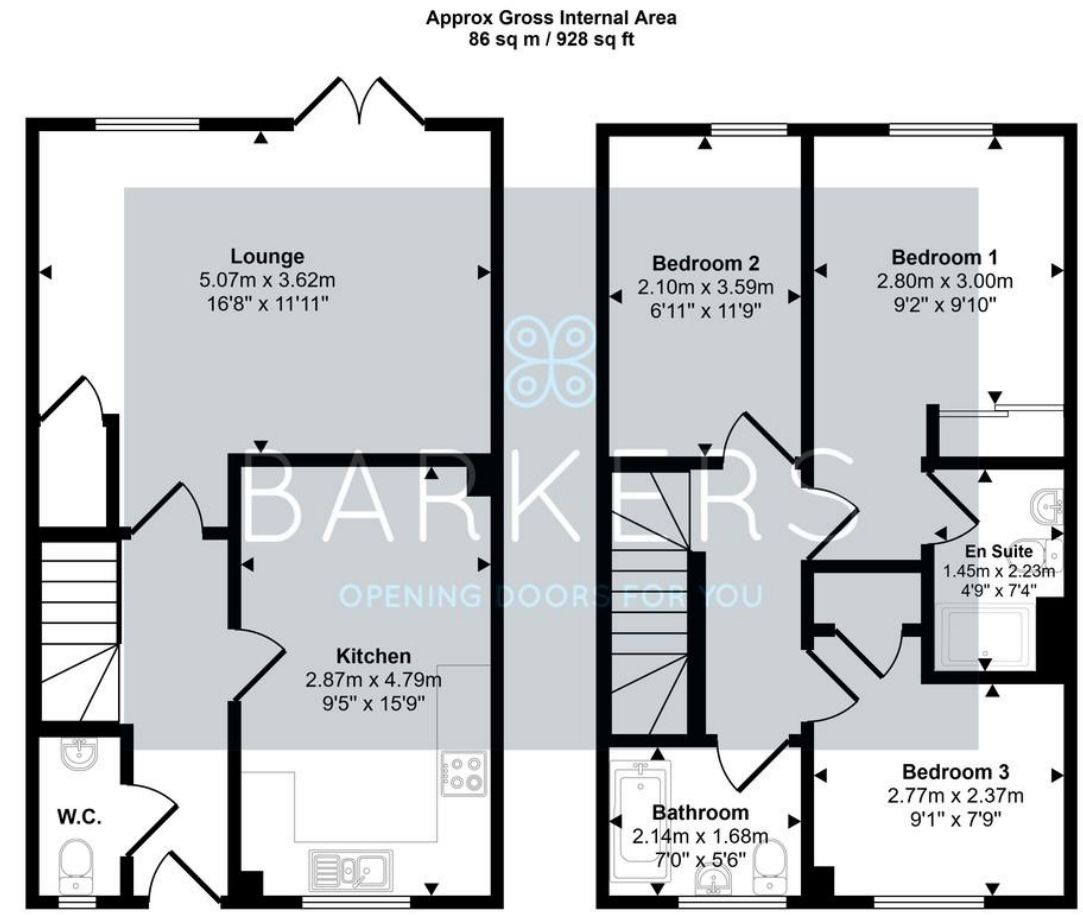
£284,995

14 Hornbeam Court

Birkenshaw, BD11 2WN

BARKERS

OPENING DOORS FOR YOU



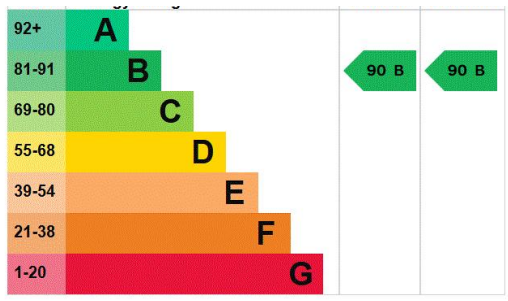
Ground Floor

Approx 43 sq m / 465 sq ft

First Floor

Approx 43 sq m / 464 sq ft

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.



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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

Full Description

A well-presented, recently built three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout. The property is ideally suited to those looking for a modern home that is ready to move straight into, with no immediate work required, and benefits from the remainder of an NHBC warranty for added peace of mind. Externally, the property benefits from a private rear garden, providing an excellent space for families to enjoy and for outdoor entertaining, while to the front there is a driveway providing convenient off-road parking and the added benefit of an EV charging point. The property is ideally located within walking distance of the highly regarded BBG Academy and close to a range of local amenities, shops and everyday conveniences. For commuters, Junction 26 of the M62 motorway network is just minutes away, providing excellent access to the wider M62 motorway network and surrounding towns and cities. With its modern construction, generous accommodation, private garden, EV charging point, NHBC warranty and excellent location, this property would make an ideal purchase for first-time buyers, families or commuters looking for a home they can move straight into and enjoy.

ENTRANCE HALL
Welcoming entrance hall with laminate flooring and doors leading to the kitchen and lounge. The hallway also benefits from a convenient downstairs W/C.

KITCHEN
15' 9" x 9' 5" (4.8m x 2.87m)
A modern and practical kitchen featuring stylish grey wall and base units, complemented by marble-effect worktops and laminate flooring. The kitchen is fitted with an electric oven and a ceramic hob with a built-in extractor over, space for a fridge/freezer, plumbing for a washing machine and dishwasher, along with ample storage and worktop space. There is also room for a dining table, making this a versatile space for family meals and entertaining.

LOUNGE
16' 8" x 11' 11" (5.08m x 3.63m)
A spacious and comfortable living room featuring fitted carpet and plenty of room for a range of furniture. Patio doors provide direct access to the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor spaces. The room also benefits from an additional storage cupboard, providing useful extra space.

FIRST FLOOR LANDING
Doors lead to three bedrooms and the family bathroom.

BEDROOM ONE
9' 10" x 9' 2" (3m x 2.79m)
Double room, featuring fitted wardrobes providing excellent storage space. The bedroom also benefits from a private en-suite shower room

EN SUITE
4' 9" x 7' 3" (1.45m x 2.23m)
Comprising a double walk-in shower with glass screen, WC and wash basin.

BEDROOM TWO
11' 9" x 6' 11" (3.58m x 2.11m)
Double room.

BEDROOM THREE
9' 1" x 7' 9" (2.77m x 2.36m)
Good sized third bedroom, which benefits from a useful storage cupboard/wardrobe.







FAMILY BATHROOM
7' 0" x 5' 6" (2.13m x 1.68m)
A modern three-piece family bathroom, comprising a panelled bath, WC and wash basin. A clean and practical space, ideal for everyday family use

EXTERIOR
To the front, the property benefits from a driveway which provides private parking for two cars. Paved pathways lead directly to the front door, while an electric vehicle charging point adds further convenience for modern living.The property benefits from a low-maintenance rear south facing garden, featuring a combination of lawn and paved areas.

ADDITIONAL INFORMATION
Council Tax Band - C
Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER
Some images have been virtually staged or enhanced using AI to illustrate potential layout and design.











