



BARKERS

Select Collection



2 Lumb Hall Way

Drighlington, BD11 1LL

£449,000

- IMMACULATE DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C
- LOUNGE, DINING KITCHEN
- UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- ENCLOSED REAR GARDEN



Full Description

Offered for sale is this impressive and spacious detached family home, beautifully presented throughout and ready to move straight into. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer. Ideally located within easy reach of well-regarded local schools, a range of amenities, and excellent transport links-including quick access to Junction 27 of the M62-this property is perfect for families and commuters alike. The home benefits from uPVC double glazing and gas central heating, and offers well-planned, versatile accommodation comprising: a welcoming entrance hall, cloakroom/W.C., a bright and comfortable lounge, and a stylish modern dining kitchen-perfect for both everyday living and entertaining. A separate utility room adds further practicality. Upstairs, there are four generously sized bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the property continues to impress with a driveway providing ample off-street parking, additional pebbled parking area, and an integral garage with an electrically operated door. To the rear is a private, enclosed garden-ideal for relaxing, entertaining, or family time.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloaks/W.C. and lounge.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a wash basin inset into a vanity unit and W.C. Features include a chrome towel radiator and tiled flooring.

LOUNGE

16' 4" x 14' 6" (4.98m x 4.42m)

This spacious and light-filled reception room provides a warm and inviting living space, featuring an attractive fireplace with a gas fire operated by remote control. A bay window allows for plenty of natural light, while a useful understairs storage cupboard adds practicality. The room is enhanced by inset spotlights to the ceiling, creating a modern finish. A door leads through to the dining kitchen.

DINING KITCHEN

17' 9" 10" (5.41m x 0.25m)

The dining kitchen is fitted with an excellent range of modern wall and base units, complemented by coordinating work surfaces and splash-backs and an inset sink with a mixer tap. A breakfast bar provides an ideal space for casual dining. Integrated appliances include a fridge/freezer, dishwasher, electric oven with a retractable door, five-ring gas hob, and a chimney-style extractor.

French doors open out to the rear garden, creating a bright and sociable space, while an internal door leads through to the utility room.

UTILITY ROOM

9' 7" x 5' 1" (2.92m x 1.55m)

The utility room is fitted with a range of modern wall and base units, offering useful work surface space and an inset sink with mixer tap. Plumbing is in place for a washing machine, with additional space for a tumble dryer. Doors provide access to the integral garage and lead out to the rear of the property, adding further convenience.

FIRST FLOOR LANDING

Doors lead to four good sized bedrooms and the four piece family bathroom. Access point the loft.

BEDROOM ONE

14' 10" x 10' 0" (4.52m x 3.05m)

A generous double bedroom featuring high-quality 'Sharps' fitted wardrobes with sleek sliding doors, providing ample storage. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

9' 5" x 6' 9" (2.87m x 2.06m)

The en-suite is fitted with a stylish three-piece white suite, comprising a shower enclosure, wash basin set within a vanity unit, and W.C. Additional features include fitted cupboards for convenient storage, inset spotlights to the ceiling, contemporary vinyl flooring, and sleek acrylic panelled walls for a modern, low-maintenance finish.



BEDROOM TWO

13' 6" x 9' 0" (4.11m x 2.74m)

Double room.



BEDROOM THREE

15' 9" x 8' 8" (4.8m x 2.64m)

Double room.

BEDROOM FOUR

9' 7" x 8' 9" (2.92m x 2.67m)

Double room which is currently being used as an office space and has a fitted desk, drawers and cupboards. This furniture could be removed to use the property as a fourth bedroom.

FAMILY BATH ROOM

8' 1" x 8' 0" (2.46m x 2.44m)

Fitted with a four piece modern white suite which comprises of a shower enclosure, double ended bath with a mixer tap, W.C. and a wash basin inset into a vanity unit with cupboards providing plentiful storage. Features include tiled walls and flooring, inset spotlights to the ceiling and a chrome heated towel radiator.



EXTERIOR

To the front of the property, a driveway provides private off-street parking and leads to an integral garage with power and an electrically operated roller shutter door. A further pebbled area offers additional parking if required. To the side, there is a useful under cover pebbled area -ideal for storage- complete with an outdoor power point. To the rear, the property enjoys a well-maintained lawned garden with a paved patio area, perfect for outdoor dining and entertaining. Additional features include an outside tap and attractive planted borders.

ADDITIONAL INFORMATION

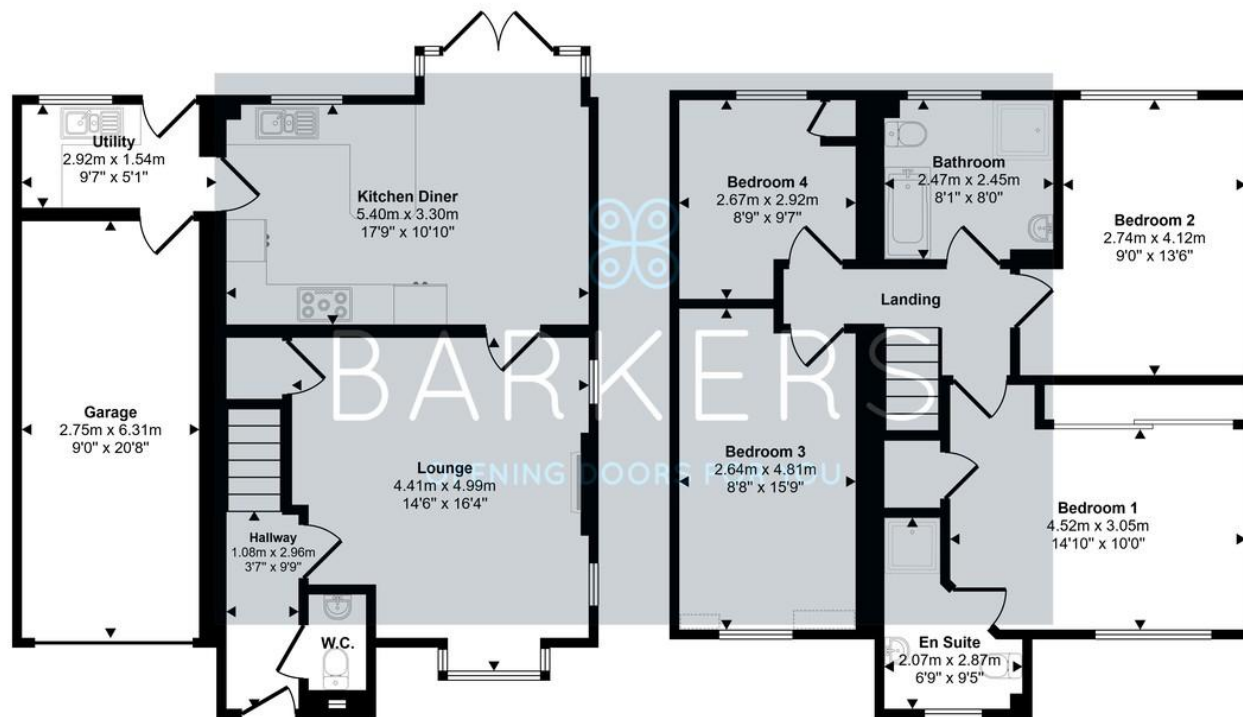
Tenure - Freehold

Council tax band - E

There is a £200 per year service charge payable.



Approx Gross Internal Area
143 sq m / 1537 sq ft



Ground Floor
Approx 73 sq m / 787 sq ft

First Floor
Approx 70 sq m / 751 sq ft

Denotes head height below 1.5m

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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