



## **17 Navigation Court, Birkenshaw, Bradford, West Yorkshire, BD11 2PN**

A great opportunity arisen to buy this beautiful modern Detached that forms part of the ever popular Heathfield Farm development. The house occupies a great plot position and provides 4 Bedrooms. One of the real stand out features is the good sized Kitchen/Family Room. Outside, lovely landscaped garden, ideal for families to play and entertain. Not to be missed.

The accommodation comprises: Hallway, Lounge, Kitchen/Family Room, Utility, 4 Bedrooms, En Suite & Bathroom.

**Asking Price £440,000**

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# 17 Navigation Court, Birkenshaw, Bradford, West Yorkshire, BD11 2PN

## ENTRANCE HALL

## DOWNSTAIRS WC

## LOUNGE 21' x 11'5" (6.4m x 3.48m)

## KITCHEN/FAMILY ROOM 20'9" x 15'3" (6.32m x 4.65m)

A real "stand out" feature of the house is this great sized kitchen/family room, backing onto the garden with French doors leading out. Incorporates a well equipped range of units, along with breakfast bar, worktops and sink unit. Built in double oven, hob and extractor.

## UTILITY ROOM 6'1" x 5'6" (1.85m x 1.68m)

## LANDING

## MASTER BEDROOM 11'9" (3.58) x 9'5" (2.87) + walk in recess

Dual aspect master bedroom with fitted wardrobes.

**EN SUITE** Corner shower cubicle.

## BEDROOM 2 11'9" x 8'2" (3.58m x 2.5m)

## BEDROOM 3 11'9" x 10'2" (3.58m x 3.1m)

## BEDROOM 4 8'7" x 6'2" (2.62m x 1.88m)

**BATHROOM** Three piece white bathroom suite

**EXTERIOR** Driveway to the side, with parking leading to the garage. The garage has been split to create an office, so garage is only half the size and is for storage only. Please note the EV charger pod is not included in the sale.

At the back is a lovely landscaped garden, making it a perfect area for families to play and entertain. In addition, there is a purpose built Garden Room/Summer House.

## OFFICE 12' x 7'10" (3.66m x 2.4m)

Was originally the garage and has been split to create an office. Perfect for home working.

**COUNCIL TAX BAND F** - Kirklees

**TENURE** Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

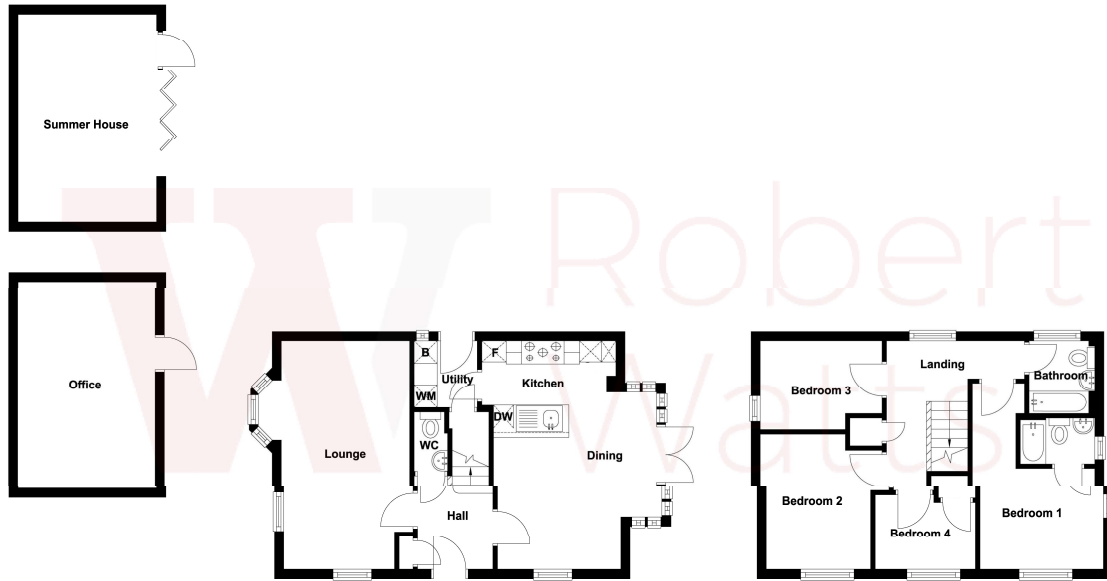
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	