



## 38 Navigation Way, Birkenshaw, Bradford, West Yorkshire, BD11 2PP

IMPRESSIVE FAMILY HOME.

A great opportunity arisen to buy this beautiful modern Detached that forms part of the ever popular development. The house occupies a great plot position and provides 4 Bedrooms that would make a perfect family home. One of the real stand out features is the super Kitchen/Family Room. that backs onto the lovely, south facing, landscaped garden with summer house.

Ideally located close to Birkenshaw Village and in catchment area for BBG Academy.

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

**Asking Price £485,000**

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## HALLWAY

**DOWNSTAIRS W/C** Useful downstairs storage cupboard.

**LOUNGE 19' x 12' (5.8m x 3.66m)**

**OFFICE/STUDY 9' x 7' (2.74m x 2.13m)**

A great additional room, ideal as a home office

**KITCHEN/FAMILY ROOM 23' x 14' (7m x 4.27m)**

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 8' x 5' (2.44m x 1.52m)**

Furnished with base and wall unit and worktop.

**LANDING** Good sized landing.

**MASTER BEDROOM 12' x 12' max (3.66m x 3.66m max)**

Fitted wardrobes.

**EN SUITE SHOWER ROOM** White suite, with corner shower cubicle.

**BEDROOM 2 12' x 10' (3.66m x 3.05m)**

Fitted wardrobes.

**BEDROOM 3 13' x 9' (3.96m x 2.74m)**

**BEDROOM 4 10' (3.05) x 7' (2.13) + recess**

**BATHROOM** House Bathroom with White suite. Separate corner shower cubicle.

**OUTSIDE** The property occupies an enviable plot position on the development. Ample parking to the front, along with fore garden, that in turn leads to the garage. At the back is a lovely enclosed, south facing, landscaped garden together with garden room/summer house.

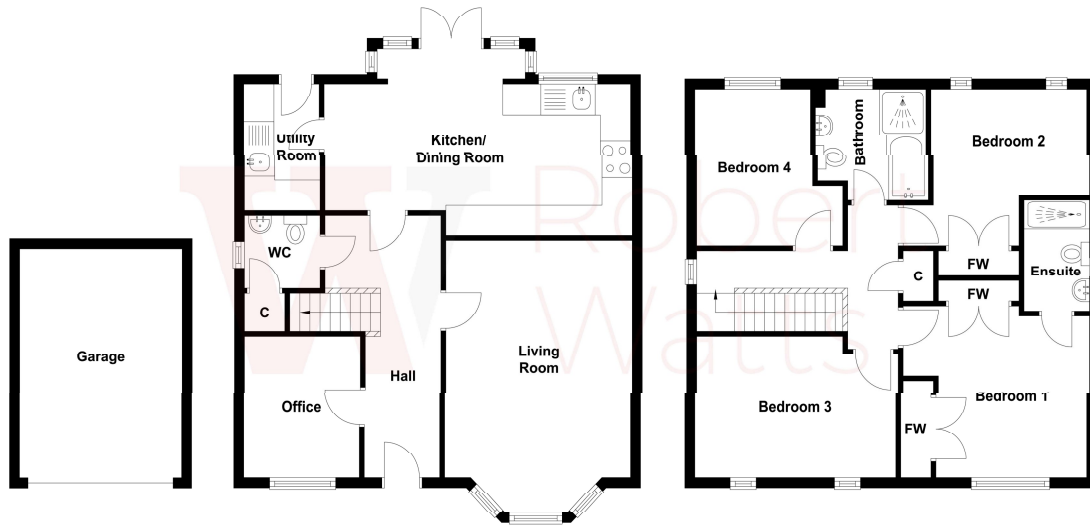
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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**



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		