



27A Prospect Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2EL
Asking Price: £755,000

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Signature Homes by Robert Watts offer for sale this fantastic EXECUTIVE MODERN DETACHED offering SUBSTANTIAL living accommodation over 3 FLOORS with over 3000 SQUARE FOOT. Located in one of the most sought after areas of Birkenshaw with 5 BEDROOMS + 3 EN SUITES with the master bedroom having own large dressing room and luxury en suite. Finished to the highest specification with quality fixture/fittings and technology. Within catchment area for BBG Academy and walking distance to Birkenshaw Primary School and within minutes to J26/27 M62.

Briefly comprising: entrance hall, wc, lounge, kitchen/family room, dining room, utility, three first floor bedrooms with en-suites (dressing room to master), study and a further two second floor bedrooms and bathroom.



Ground Floor Underfloor heating to the whole ground floor

Hallway Tiled flooring. Oak handrails.

Downstairs WC

Lounge 20'3" x 11'7" (6.17m x 3.53m)
Multi-Fuel Burner with stone surround. Built-in sound system.

Dining Room 14'2" x 11'7" (4.32m x 3.53m)

Kitchen/Family Room 30'6" (9.3) x 17'2" (5.23) narrowing to 10'5" (3.18)

Lovely spacious Family Room/Kitchen, with well equipped modern kitchen with units. Quartz worktops and central island breakfast bar. Integrated larger fridge, freezer, microwave, dishwasher, twin oven and steam oven. Tiled flooring with underfloor heating
Built-in sound system.

Utility Room 10'11" x 6'8" (3.33m x 2.03m)
Provides access to the rear garden and integral garage.

Integral Garage 18'3" x 14'8" (5.56m x 4.47m)
Double garage with remote control roller shutter doors. Tiled flooring.

First Floor

Master Bedroom 21'5" x 11'7" (6.53m x 3.53m)
Great sized 21 foot Master Bedroom, with built-in sound system.
Access to the en-suite and dressing room.

Dressing Room 17'9" x 14'6" (5.4m x 4.42m)
Two Velux windows. Storage to eaves.







En-Suite 11'3" x 9'4" (3.43m x 2.84m)

Luxury bathroom suite comprising of twin hand basins set on top of a vanity unit. Free-standing bath. Walk-in shower. Two heated towel rails. Built in sound-system. Underfloor heating.

Bedroom 2 11'7" x 13'3" (3.53m x 4.04m)

Double bedroom situated to the front.

En-Suite/W.C. 5'7" x 4'10" (1.7m x 1.47m)

3 piece suite comprising corner shower cubicle, wash hand basin set on top of a vanity unit with useful storage underneath. Heated towel rail.

Bedroom 3 12'5" x 11'8" (3.78m x 3.56m)

Double bedroom situated to the rear.

En-Suite/W.C. 5'7" x 4'10" (1.7m x 1.47m)

3 piece suite comprising corner shower cubicle, wash hand basin set on top of a vanity unit with useful storage underneath.

Office 9'4" x 6'4" (2.84m x 1.93m)

Top Floor

Bedroom 4 24'9" x 11'8" (7.54m x 3.56m)

Twin Velux windows. Storage to eaves.

Bedroom 5 17'11" x 11'8" (5.46m x 3.56m)

Currently used as a Cinema Room. The bedroom was split to provide a superb entertainment room. Features include a JVC 4K projector housed in a bespoke box in the ceiling, and a 100" fixed screen and blackout Velux blind. Installed subwoofer for the sound system and also installed 5 surround sound speakers in the loft that are set into the ceiling and CBUS lighting system.

Bathroom/W.C. 4 piece bathroom suite comprising wash hand basin set on top of vanity unit with useful storage underneath, modern bath, shower cubicle. Heated towel rail. Underfloor heating.

Outside The property is accessed via electric gates with "Door Bird" smart with intercom. Integral garage (electric door), paved driveway providing ample parking. 2 electric vehicle chargers. Access to the rear garden, enclosed lawned garden area with a block paved patio area. Dawn till dusk exterior lighting.

Features/technology and specification • Sky TV connection cabled into every room.

- Cat 5 internet cabled into every room.
- RTI smart home app to control blinds, lights, Sky, heating and audio system.
- Heatmiser smart heating system with individual room control.
- Niles audio system with integrated ceiling speakers in living room, dining room, kitchen, master bedroom and master en-suite.
- C-BUS scene lighting with app control in master bedroom, master en-suite, dressing room and cinema room.
- Virgin Media Fibre broadband activated.
- CCTV.

Council Tax Band F - Kirklees

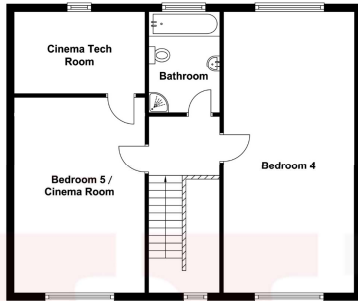
Tenure Freehold

IMPORTANT NOTICE

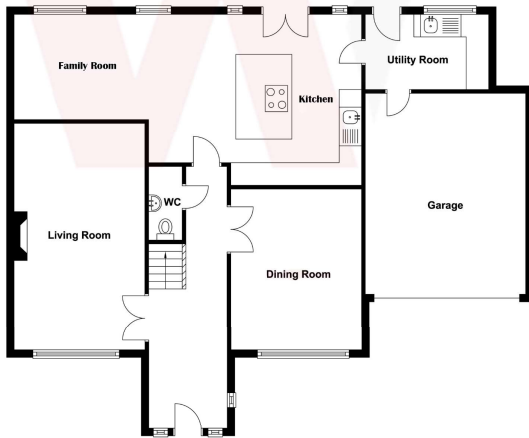
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



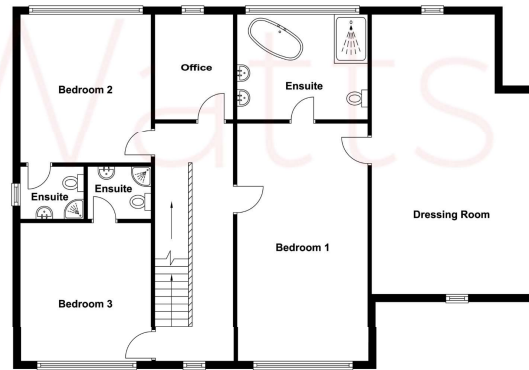
Second Floor



Ground Floor



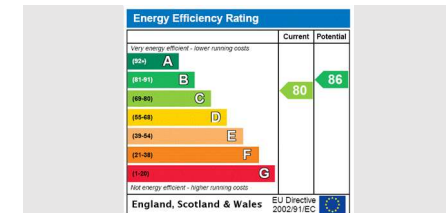
First Floor



AGENTS NOTES:

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.



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