



64 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JE
Asking Price: £725,000

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Signature Homes by Robert Watts offer for sale this impressive STONE BUILT DETACHED. Would make an ideal family home and provides substantial 5 BEDROOMED accommodation. Situated in this understandably sought after location, among the finest postal addresses in the area. The house occupies a good sized plot and is set back from Station Lane, with ample parking, double garage and beautiful gardens.

Within catchment for BBG Academy and ideally located close to Birkenshaw village and local shops, pubs and restaurants and within a short drive to both J26 and J27/M62 and within 5 miles to Leeds City Centre.



Hallway Amtico flooring. Open staircase with return. Understairs storage cupboard.

Downstairs W.C. Modern fitted suite. Tiled walls and flooring.

Lounge 23' x 12'3" (7m x 3.73m)
Good sized 23 foot Lounge, with attractive feature fireplace with electric stove fire. Sliding patio doors leading to;-

Conservatory/Sun Room 20'8" x 9'3" max (6.3m x 2.82m max)

Impressive Conservatory/Sun Room. overlooking the garden and uses as a 2nd Lounge. French doors leading to the garden.

Dining Room 12' x 10'2" (3.66m x 3.1m)
Sliding patio doors leading to the Conservatory/Sun Room.

Kitchen/Family Room 19'5" x 15'2" max` (5.92m x 4.62m max`)
Well equipped bespoke fitted Kitchen with a quality range of units. Granite worktops and sink unit. Induction oven and hob.







Utility Room With access to the garden.

Galleried Landing Access to part boarded Loft.

Master Bedroom 14'3" x 13'6" (4.34m x 4.11m)
Spacious Master Bedroom. Fitted wardrobes to 2 walls and matching bedroom furniture.

En-Suite Shower Room/W.C Corner shower cubicle with twin Vanity sink unit. Heated towel rail. Tiled flooring and walls.

Bedroom 2 12' x 10'4" (3.66m x 3.15m)
Double Bedroom 2. Fitted wardrobe and dressing table.

Bedroom 3 14'1" x 8'4" (4.3m x 2.54m)
Double Bedroom. Fitted wardrobe.

Bedroom 4 12'2" x 10'6" max (3.7m x 3.2m max)
Double Bedroom. Fitted wardrobe.

Bedroom 5 10'8" x 8'7" (3.25m x 2.62m)
Currently used as an office.

House Bathroom/W.C Fully equipped Bathroom with corner shower cubicle, built in W.C. and sink unit. Tiled walls. Heated towel rail.

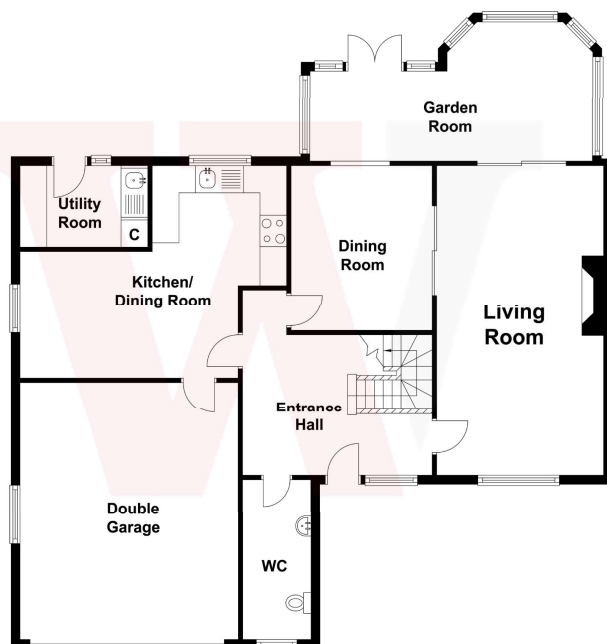
Outside Set in a good sized overall plot, set back from the road. With ample parking and garden at the front, leading to Double Integral Garage (19'0" x 16'2). To the back, lovely, established and private garden. Ideal for families and outdoor entertaining.

IMPORTANT NOTICE

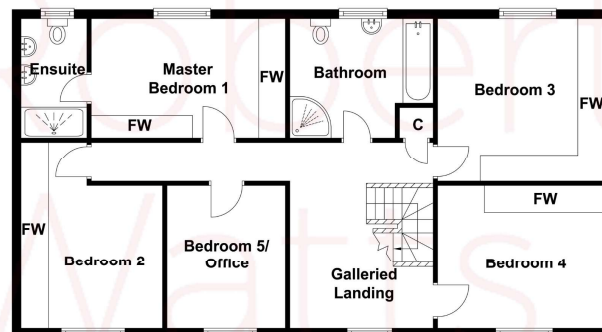
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.



Ground Floor



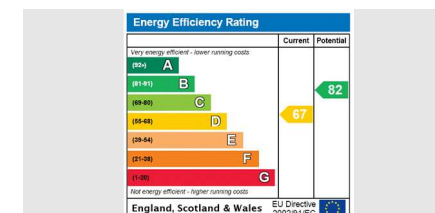
First Floor



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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