



2 Royd Well, Birkenshaw, Bradford, West Yorkshire, BD11 2LP

Impressive stone built Executive Detached. The property offers 4 Bedrooms + En Suite and has been greatly improved in recent years to provide a lovely family home of approximately 2368 square foot. Quality fixture & fittings with great open plan Kitchen/Family Room. Within walking distance to BBG Academy and Birkenshaw Primary School and close to Leeds and all other commuter routes. Must be viewed to appreciate.

The accommodation comprises: Entrance Porch, Hallway, Lounge, WC, Playroom/Study, Kitchen/Family Room, Utility Room, Landing, 4 Bedrooms, En Suite & House Bathroom.

Asking Price £455,000

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ENTRANCE PORCH Double doors leading to;-

HALLWAY Open staircase to the first floor. Laminate flooring.

DOWNSTAIRS W.C. White suite.

LOUNGE 17'7" x 17'6" (5.36m x 5.33m)

Good sized 17ft floor Lounge.

KITCHEN/FAMILY ROOM 28'9" (8.76) x 11'6" (3.5) + 11'6" (3.5) x 8' (2.44)

Impressive and spacious open plan Kitchen/Family Room creating an ideal family space. Well equipped range of modern high gloss units, oversized central island breakfast bar with granite worktops. Integrated fridge/freezer and dishwasher. Splashback tiled walls and laminate flooring. uPVC French doors leading to the garden.

UTILITY ROOM 11'6" x 6'7" (3.5m x 2m)

Base unit and sink. Access to the rear.

STUDY 12'3" x 7'7" (3.73m x 2.3m)

LANDING Lovely 28ft Landing. Built in storage cupboard.

MASTER BEDROOM 18'2" x 12'1" (5.54m x 3.68m)

Walk in wardrobes.

EN-SUITE SHOWER ROOM/W.C. 8'3" x 5'8" (2.51m x 1.73m)

White suite with corner shower cubicle. Heated towel rail. Tiled flooring.

DOUBLE BEDROOM 2 11'7" x 11'6" (3.53m x 3.5m)

Dual aspect double bedroom. Built in wardrobe.

DOUBLE BEDROOM 3 11'4" x 11'6" (3.45m x 3.5m)

Dual aspect double bedroom. Built in wardrobe.

BEDROOM 4 11'9" x 7'7" (3.58m x 2.3m)

HOUSE BATHROOM 11'4" x 7'6" (3.45m x 2.29m)

House Bathroom/Wet Room with white suite. Vanity sink unit and wall in shower enclosure. Heated towel rail. Tiled walls and flooring.

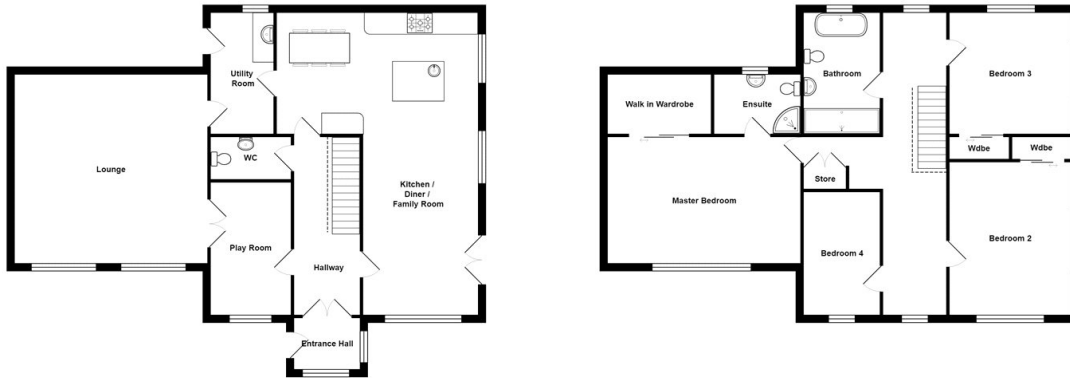
OUTSIDE Set back from the road and within a cul-de-sac of only 3 Detached Houses. Double wrought iron gates lead to a block paved driveway. Low maintenance garden to the front. Paved patio to the side with useful storage unit.

TENURE Freehold

COUNCIL TAX BAND F - Kirklees

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.





Total Area: 208.2 m² ... 2241 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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