

72 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JE  
Asking Price: £550,000



## 72 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JE

Signature Homes by Robert Watts offer for sale the last house on Station Lane that hasn't been significantly altered and enhanced. Planning permission has been granted for rear extension on this already family sized Detached. Sat within a good sized plot, which is located in arguably the finest street in Birkenshaw. Situated within catchment for BBG Academy and walking distance to Birkenshaw Village. 5 miles to Leeds and close to J26 & J27 M62, making it ideal for the commuter networks. Externally, there is a lovely delightful, well stocked and private rear garden.

The accommodation comprises: Entrance Porch, Hallway, Lounge, Kitchen, Dining Room, Sitting Room, Conservatory, 4 Bedrooms, En Suite & House Bathroom.



### Hallway

Lounge 17'6" (5.33) into square bay window x 10'3" (3.12)

Feature fireplace with built in gas fire.

Kitchen 10'8" x 9'9" (3.25m x 2.97m)

Fitted kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, separate hob and extractor fan. Integrated dishwasher. Splashback tiled walls and tiled flooring.

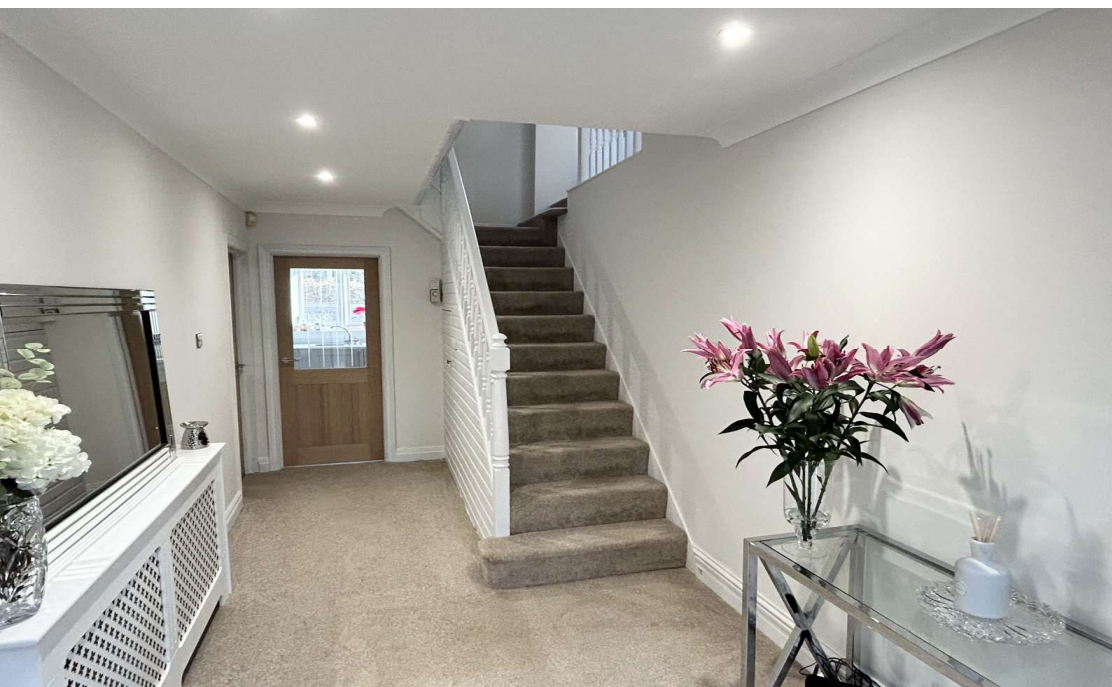
Dining Room 11'3" x 10'8" (3.43m x 3.25m)  
Open to:-

Sitting Room 11'3" x 9'8" (3.43m x 2.95m)  
Feature fireplace with electric fire. Bi-Folding sliding doors leading to the garden.

Conservatory 10'8" x 8'6" approx. (3.25m x 2.6m approx.)  
In uPVC. Doors leading to the rear garden.













## Landing

**Master Bedroom 18'2" (5.54) x 11' (3.35) + wardrobes**  
**Spacious Master Bedroom with fitted wardrobes and matching bedroom furniture.**

**Double Bedroom 2 9'7" x 9' (2.92m x 2.74m)**  
**Fitted wardrobes.**

**En-Suite Shower Room/W.C. 8' x 5'6" (2.44m x 1.68m)**  
**Modern suite with corner shower cubicle. Tiled walls and flooring. Heated towel rail.**

**Double Bedroom 3 13' (3.96) x 10'9" (3.28) max**  
**excluding wardrobes**  
**Fitted wardrobes.**

**Bedroom 4 9'3" x 7'9" (2.82m x 2.36m)**  
**Wardrobe.**

**Bathroom 7'9" x 5'9" (2.36m x 1.75m)**  
**Impressive, modern white bathroom suite with Vanity sink unit. Tiled walls and flooring. Heated towel rail.**

**Separate W.C.**

**Outside Garden to the front. Driveway providing ample parking leading to ATTACHED GARAGE (garage has been partitioned to create a Utility Room, can easily convert back). Lovely, well stocked and manicured private garden to the rear with block paved patio terrace.**

**Tenure Freehold**

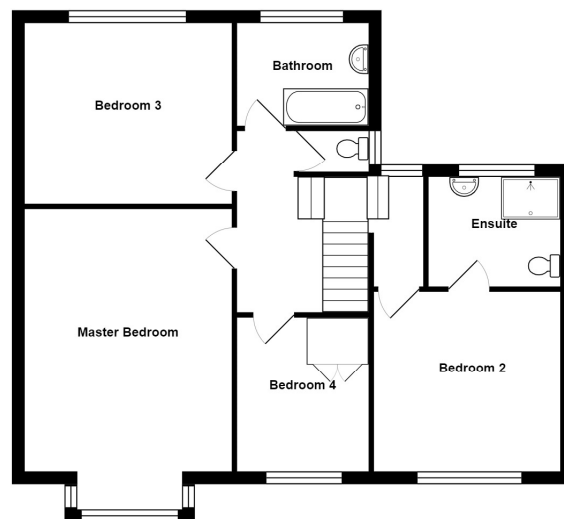
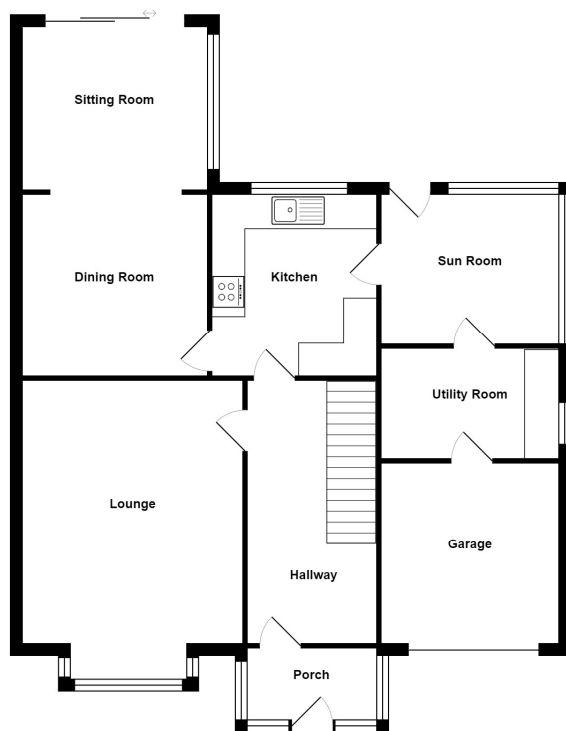
**Council Tax Band E**

**Planning Permission Planning permission has been granted for a rear extension. Refer to Kirklees Planning Portal reference 2020/62/94384/E for full details**

### IMPORTANT NOTICE

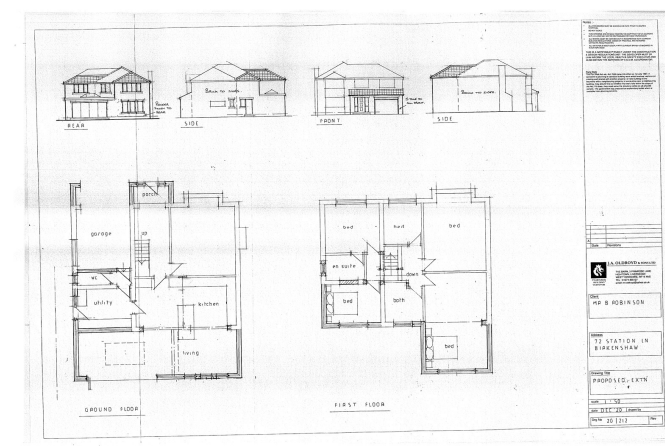
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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





Total Area: 174.3 m<sup>2</sup> ... 1876 ft<sup>2</sup>

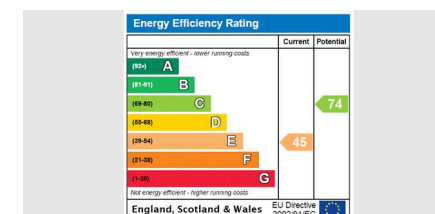
All measurements are approximate and for display purposes only



#### 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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