



Robert Watts

Signature

PRESTIGIOUS RESIDENTIAL PROPERTIES THROUGHOUT BRADFORD & KIRKLEES

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.

Asking Price £550,000

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.

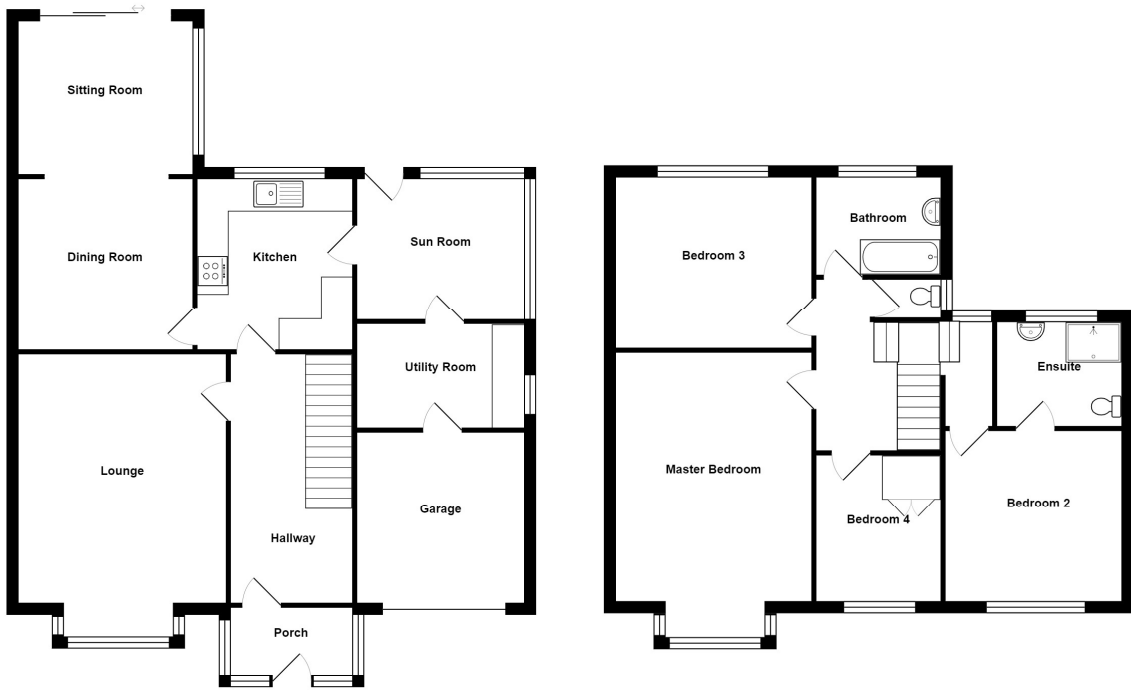
TENURE Freehold

COUNCIL TAX BAND E

PLANNING PERMISSION Planning permission has been granted for a rear extension. Refer to Kirkless Planning Portal reference 2020/62/94384/E for full details

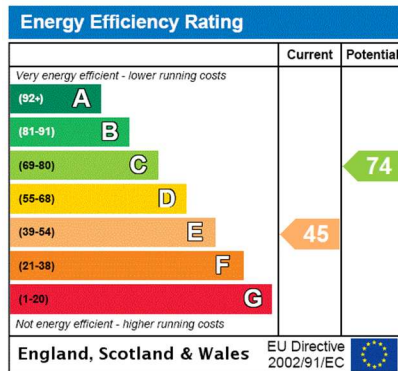
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.





Total Area: 174.3 m² ... 1876 ft²

All measurements are approximate and for display purposes only



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Wibsey

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