

4 Willow Tree Gardens, Birkenshaw, Bradford, West Yorkshire, BD11 2DN
Asking Price: £570,000

4 Willow Tree Gardens,
Birkenshaw, Bradford, West
Yorkshire, BD11 2DN

Signature Homes by Robert Watts offer for sale this impressive modern detached, that forms part of this exclusive small "courtyard" development of only 4 detached houses that is accessed via electronically operated gates. The house offers good sized living accommodation, with 4 bedrooms and 2 en suites, that includes a master bedroom with dressing room and en suite wet room. Also includes a 22 foot kitchen/family room.

Ideally situated within walking distance of Birkenshaw village, close to amenities and within easy reach of junctions 26 and 27 of the M62 motorway network.



Hallway Underfloor heating.

Downstairs W.C. Underfloor heating.

Lounge 20'7" x 10'9" (6.27m x 3.28m)
Underfloor heating.

Kitchen / Family Room 22'8" x 14'7" (6.9m x 4.45m)
Impressive 22 foot Kitchen/Family Room, with a quality range of fitted units and specification. Includes oven, microwave, induction hob and central island/breakfast bar. uPVC French doors to garden. Stone flagged flooring with underfloor heating.

Utility Room With door to the garden. Underfloor heating.

Study/Office 9'9" x 9'9" (2.97m x 2.97m)
Underfloor heating.

Landing Good sized landing.

Master Bedroom 16'7" x 10' (5.05m x 3.05m)
Master Bedroom suite with Dressing Room + En Suite.

Dressing Room 10' x 8'7" (3.05m x 2.62m)







En-Suite Wet Room 9'9" x 9' (2.97m x 2.74m)
White suite, "walk in" shower. Vanity sink unit. Tiled flooring. Heated towel rail. Underfloor heating.

Bedroom 2 12'4" x 11'3" (3.76m x 3.43m)

En-Suite Shower/W.C Corner shower cubicle, vanity sink unit. Heated towel rail. Underfloor heating.

Bedroom 3 17'2" x 10' (5.23m x 3.05m)

Bedroom 4 117" x 9'9" (35.66m" x 2.97m)

Bathroom/Wet Room Superb house bathroom. Free standing bath, "walk in" shower, Vanity sink unit. Tiled flooring. Heated towel rail. Underfloor heating.

Outside Courtyard setting, with access via electric gates, with a good sized plot. Block paved driveway providing ample parking and garage. Lawned garden to the side and the back. Additional flagged patio terrace.

Tenure Freehold

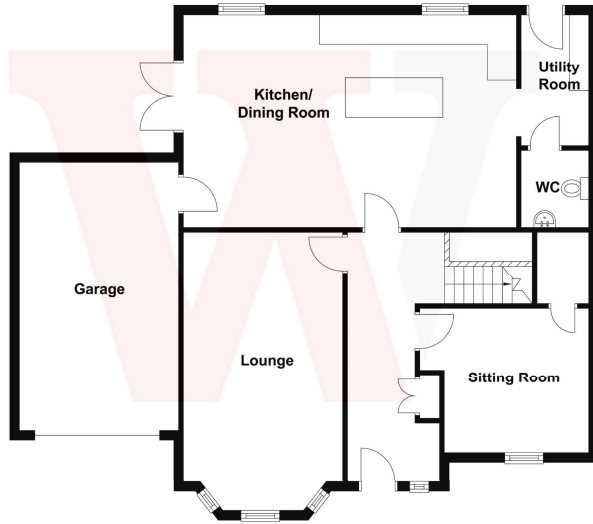
Council Tax Band F - Bradford

IMPORTANT NOTICE

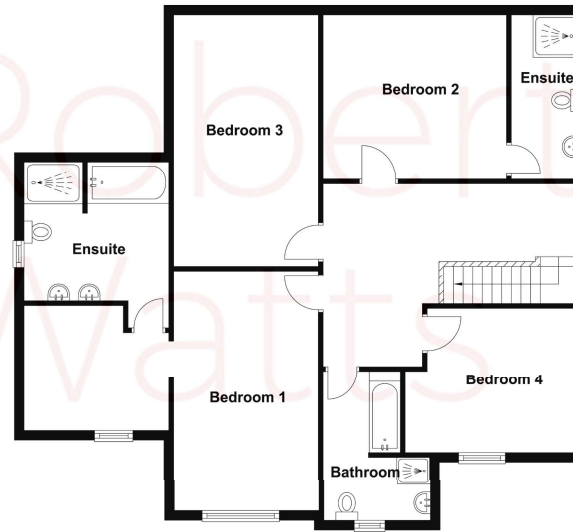
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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



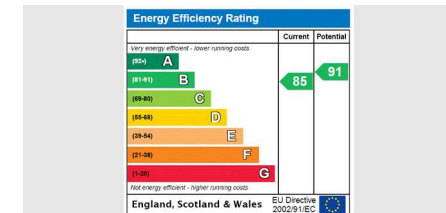
First Floor



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.



Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf - 1-3 Carr House Road, Shelf, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

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