



10 Oakroyd View, Birkenshaw, Bradford, West Yorkshire, BD11 2DW
Asking Price: £775,000

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Bradford, West Yorkshire, BD11
2DW

Signature Homes by Robert Watts offer for sale this stunning MODERN EXECUTIVE DETACHED, forming part of the exclusive cul de sac development. The luxurious property offers spacious accommodation of approximately 2249 SQUARE FOOT with 5 BEDROOMS, 3 EN SUITES + HOUSE BATHROOM, providing ample space for a growing family. One of the standout features is the FAMILY ROOM/KITCHEN, with an open plan layout that creates a seamless flow between the living areas, perfect for entertaining guests or simply enjoying quality time with the family.

Within a short walk to all shops and amenities in Birkenshaw Village and in the catchment area for BBG Academy. NOT TO BE MISSED.



Ground Floor

Hallway

Lounge 16'7" x 12'4" (5.05m x 3.76m)

Kitchen / Family Room 27'2" x 25' max` (8.28m x 7.62m max`)

Having true "wow factor" is this amazing space that incorporates the Kitchen and Family Room/Dining Room. The Kitchen is equipped with a quality range of units to three walls that includes 2 fitted ovens, ceramic and induction hob. Integrated fridge/freezer.

and wine cooler. Central island and breakfast bar. French doors to garden.

The Family Room/Dining Room offers a great open plan space away from the Kitchen, with bi fold doors opening up onto the garden.

Utility Room With fitted units and sink. Access to the garden and integral garage.

Downstairs WC

Office 10'9" x 9'6" (3.28m x 2.9m)







Landing

Master Bedroom Suite 15'8" x 12'5" (4.78m x 3.78m)
The master bedroom has the benefit of having a dressing room and walk in en suite shower room.

Dressing Room 6' x 6' (1.83m x 1.83m)
With fitted mirrored wardrobes.

En Suite White suite, corner shower cubicle, tiled flooring and half tiled walls.

Guest Bedroom 11'5" x 10' (3.48m x 3.05m)

En Suite White suite, corner shower cubicle, tiled flooring and half tiled walls.

Bedroom 3 15'9" x 12'1" (4.8m x 3.68m)

En Suite White suite, corner shower cubicle, tiled flooring and half tiled walls.

Bedroom 4 14'3" x 9'6" (4.34m x 2.9m)

Bedroom 5 10'5" x 8'5" (3.18m x 2.57m)

House Bathroom White suite, corner shower cubicle, tiled flooring and half tiled walls.

Outside Occupies a good sized plot, twin driveway to the front along with double integral garage: A small part of the garage has been divided to create an Office. Ideal for home working.

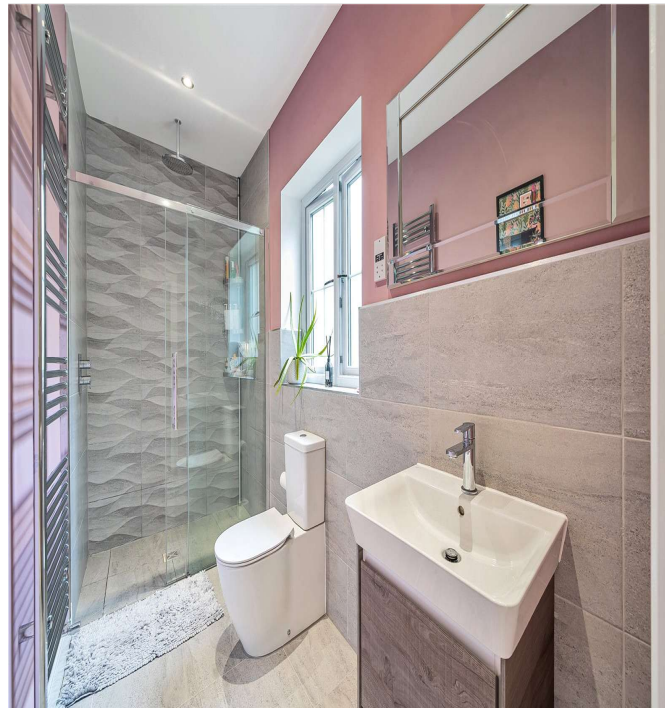
At the back, lovely enclosed landscaped garden, with pleasant outlook, not overlooked by the development.

Tenure Freehold

Council Tax Band F - Kirklees

IMPORTANT NOTICE

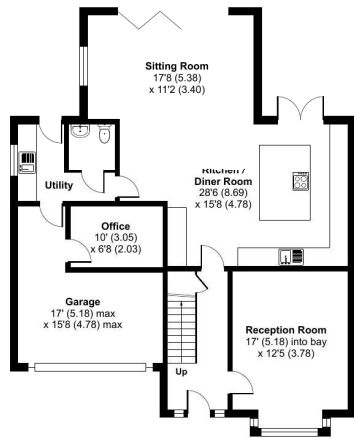
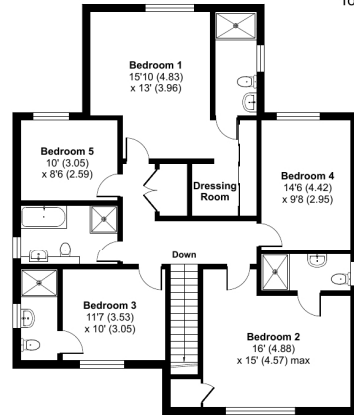
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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



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Approximate Area = 2213 sq ft / 205.5 sq m
 Garage = 266 sq ft / 24.7 sq m
 Total = 2479 sq ft / 230.2 sq m

For identification only - Not to scale

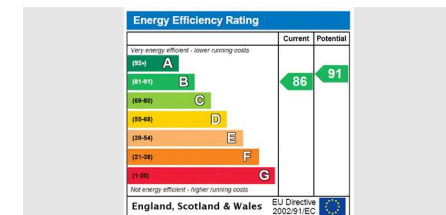


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Robert Watts Estate Agents. REF: 1090562

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, Self, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

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