



42 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JE
Asking Price: £650,000

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Signature Homes by Robert Watts offer for sale this beautiful imposing Detached property that occupies a super overall plot position of approximately 0.35 acre. Built in 1946 and situated in this understandably sought after location, among the finest postal addresses in the area. The house is set back from Station Lane, with ample parking, double garage and a lovely flat back garden. Offers further potential for extension to above the garage or to the back (subject to the relevant planning and building regulations).

Ideally located close to Birkenshaw village and local shops, pubs and restaurants and within a short drive to both J26 and J27/M62 and within 5 miles to Leeds City Centre.



Hallway Bespoke panelled walls and doors.

Lounge 15'9" x 14'7" (4.8m x 4.45m)
Feature fireplace with gas fire

Dining Room 15'5" x 13' (4.7m x 3.96m)
Attractive feature fireplace with gas fire. Double doors to the garden room/sun room.

Garden Room/Sun Room Overlooking the garden.

Breakfast Kitchen 13' x 8'8" (3.96m x 2.64m)
Well equipped fitted kitchen with a range of wall and base units, worktops, sink unit and breakfast bar. Built in double oven and hob. Walk in larder.

Rear Entrance Lobby Access to the garage and then into the main house.

Downstairs WC

Landing

Master Bedroom 15'6" x 13' max (4.72m x 3.96m max)
Dual aspect windows. Fitted wardrobes

Bedroom 2 15'6" x 12'9" max (4.72m x 3.89m max)
Dual aspect bedroom. Fitted wardrobes.

Bedroom 3 12'2" x 10'1" (3.7m x 3.07m)







Bedroom 4 7' x 6'7" (2.13m x 2m)

Bathroom White bathroom suite with Vanity sink unit. Separate corner shower cubicle.

Separate W.C.

Exterior The property occupies a great plot position of approximately 0.35 acre and is set back from Station Lane. Gated entrance to the driveway providing ample parking and garden. Double integral garage (20'0" x 21'5" approx) Also used as a utility room. Storage in roof. At the back is the lovely formal garden, making a perfect space for families and entertaining.

Tenure Freehold

Council Tax Band F - Kirklees

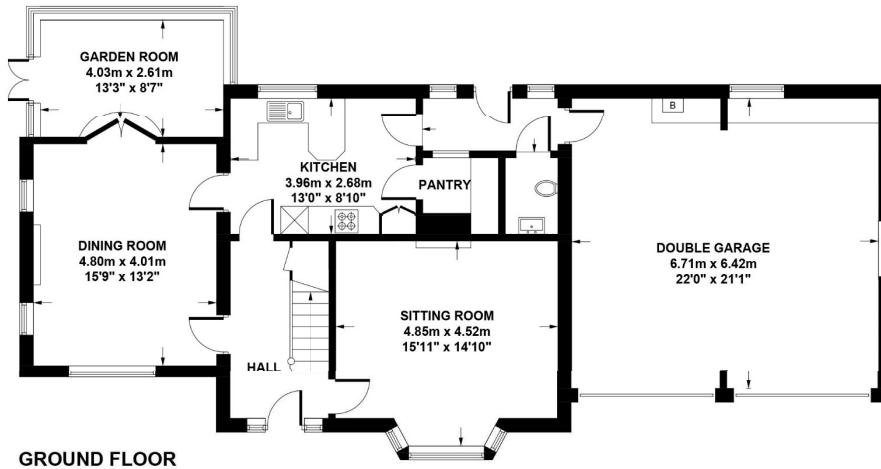
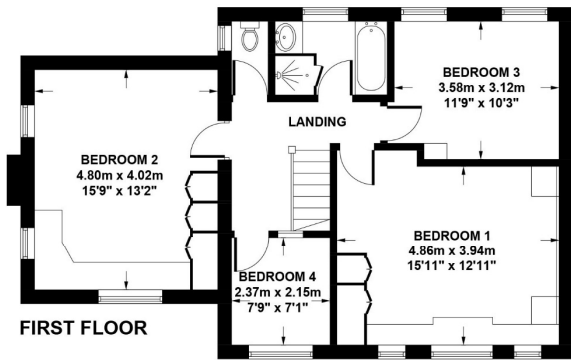
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IMPORTANT NOTICE

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.





42 STATION LANE

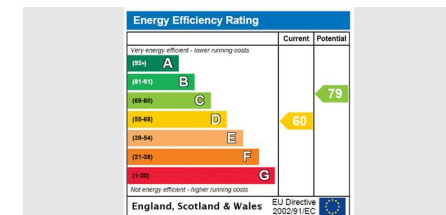
This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes.



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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