



759 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2BD

FAMILY HOME+SEPARATE OFFICES: A rare opportunity has arisen to purchase this beautiful and impressive YORKSHIRE STONE BUILT DETACHED BUNGALOW, that provides a great family home along with a separate detached OFFICE SPACE. Potential for multi-generational living and perfect for someone who wants to run a business from home, as it has 2 offices, a kitchenette and WC. The house has been greatly improved and enhanced in recent years and is superbly presented with quality fixtures and fittings. Set back and tucked away from main road, with large gardens. Situated close to Birkenshaw Village and in the catchment area BBG Academy and within easy access to all commuter routes.

Properties of this type and features are few and far between and a detailed viewing is essential.

Asking Price £495,000

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HALLWAY Cloak cupboard

LOUNGE 12' x 11'11" (3.66m x 3.63m)

Attractive feature fireplace with open fire. French doors leading to the garden. High quality Kardean flooring.

KITCHEN 11' x 10' (3.35m x 3.05m)

Stunning and quality German kitchen with a high end range of fitted units and appliances. Consisting of integrated fridge freezer, dishwasher and bins. Smeg built in double oven, microwave, Quooker tap and Bora hob. Complimented by the central island that seats 4. High quality Kardean Flooring.

DINING ROOM 11' (3.35) x 9' (2.74) + open staircase

In the middle of the house, leading to the lounge. Access to Utility Room. High quality Kardean wooden flooring.

UTILITY ROOM With bespoke fitted units. Integrated washer, dryer and sink. Vaulted ceiling and lead light door.

BEDROOM 1 12' x 11'11" (3.66m x 3.63m)

Decorative fireplace. Large window overlooking rear garden.

BEDROOM 2 11' (3.35) x 8' (2.44) + wardrobes

Fitted Sharps wardrobes, window overlooking the garden and high quality Kardean flooring.

FIRST FLOOR

1ST FLOOR BEDROOM 3 10' (3.05) x 8' (2.44) average measurements + sloping ceiling

Velux roof light. Storage to the eaves.

SITTING ROOM/OCCASIONAL BEDROOM 16' (4.88) x 8' (2.44) average measurements + sloping ceiling.

Situated at top of stairs, leading to bedroom 3. Can be used as a sitting room or an occasional bedroom. Velux roof light. Storage to the eaves.

BATHROOM Ground floor bathroom with period style suite with cast iron roll top bath. Corner shower cubicle. All Sanitan units. 1/2 tiled walls. Velux roof light.

OFFICE/GARAGE Detached double garage that has been converted to create a separate home working office space. Provides 2 office rooms, kitchenette and WC. In addition, there still a single garage space (13'7 x 9'5") with double wood doors.

OFFICE 1 13'7" x 7'2" (4.14m x 2.18m)

OFFICE 2 9'5" x 8'8" (2.87m x 2.64m)

Overlooking the garden.

KITCHENETTE 9'5" x 8'8" max` (2.87m x 2.64m max`)

Fitted with base and wall units and sink.

WC Boarded to create a large loft space.

OUTSIDE The house is tucked away from the main road and provides a lovely, secluded space. To reach the garden and house is a spacious block paved driveway, with ample parking at least cars. Stone built double detached garage, that now provides a single garage space, 2 offices, kitchenette and WC.

Garden to the front accessed via a secure gate, Yorkshire stone paving, front garden laid to lawn mature shrubs and trees, giving total privacy, pleasant seating area.

Access to rear garden by Yorkshire stone with large seating area, laid to lawn and more shrubs and trees giving total privacy.

Access to the French doors into the front room, where there multiple seating areas including decked area to the side of the house currently used as a gym.

TENURE Freehold

COUNCIL TAX Band C

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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