



92 Station Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2JE  
Asking Price: £535,000

92 Station Lane, Birkenshaw,  
Bradford, West Yorkshire, BD11 2JE

Signature Homes by Robert Watts offer for sale this lovely Detached that has been subject to substantial alterations and enhancements by the current seller. Extended both to the side and back, now offers a wonderful 4 bedroomed home, with open plan kitchen and family room. Situated in this understandably sought after location, among the finest street in Birkenshaw.

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**

**Cloak Room 7' x 7' (2.13m x 2.13m)**

Really useful room, giving ample storage space. Leading to the utility room.

**Utility Room/Downstairs W.C. 8' x 7' (2.44m x 2.13m)**  
With base and wall units, worktop and porcelain sink.

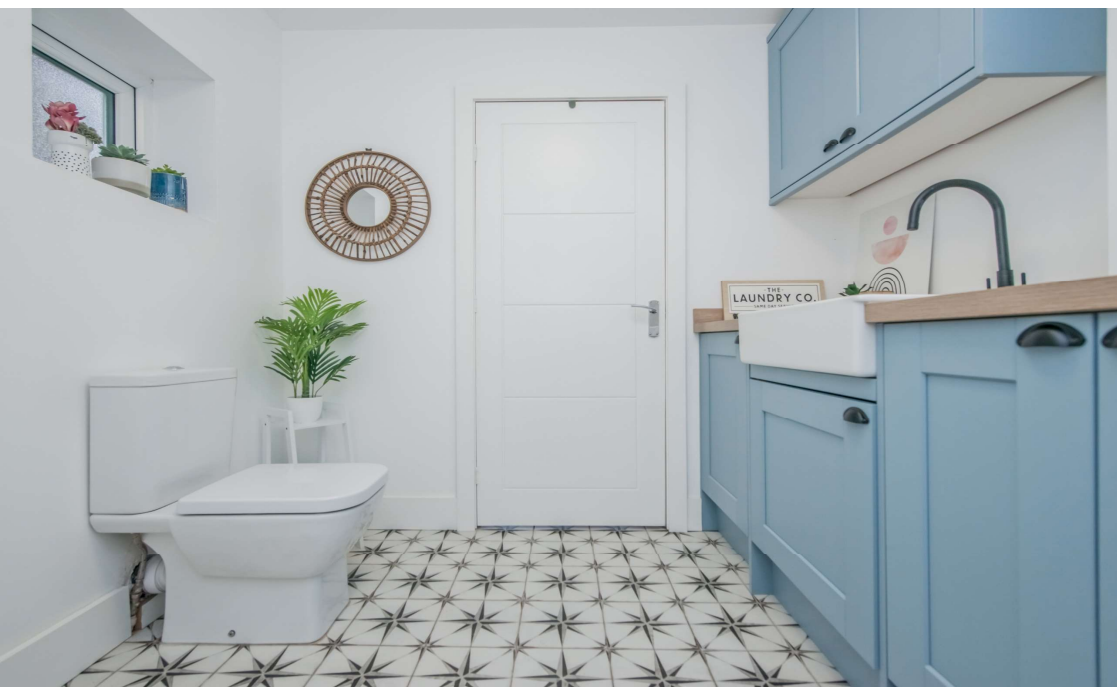
**Lounge 15' x 11' (4.57m x 3.35m)**

**Kitchen/Diner 25'10" x 10' max (7.87m x 3.05m max)**  
Super open plan 25 foot Kitchen/Diner with a range of base and wall units, central island unit, worktops and sink unit. Belling Range Cooker. Open to the Family Room.

**Family Room 18' x 11' (5.49m x 3.35m)**  
Overlooking to back garden and open to the kitchen area, making this a perfect family space. uPVC French doors leading to the garden.







Landing Storage cupboard.

Master Bedroom 13'1" x 10'5" (4m x 3.18m)

En-Suite Shower Room/W.C. 7' x 6' (2.13m x 1.83m)  
With corner shower cubicle, vanity sink unit. High gloss tiled flooring and walls. Built in cupboard.

Bedroom 2 11'2" x 9'9" (3.4m x 2.97m)

Bedroom 3 13'6" x 7'9" (4.11m x 2.36m)

Bedroom 4 8'2" x 7'9" (2.5m x 2.36m)  
Built in wardrobe.

Family Bathroom 8' x 7' (2.44m x 2.13m)  
Lovely bathroom suite with 'Roll Top' bath and separate corner shower cubicle. Tiled walls and floor. Heated towel rail.

Outside Drive to front providing parking. Pleasant, landscaped enclosed garden at the back with flagged patio terrace.

Tenure Freehold

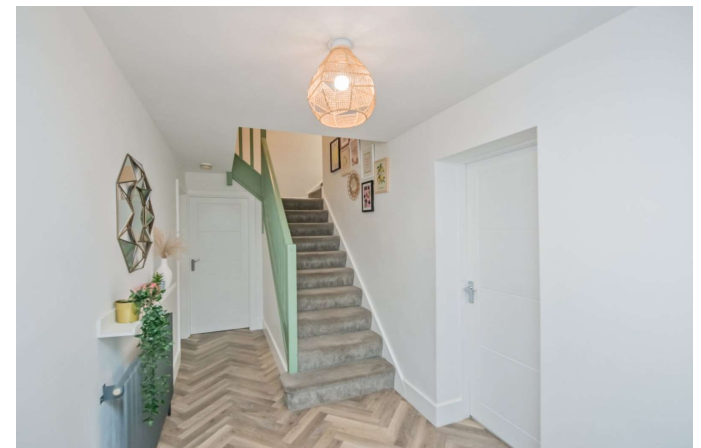
Council Tax Band E - Kirklees

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.

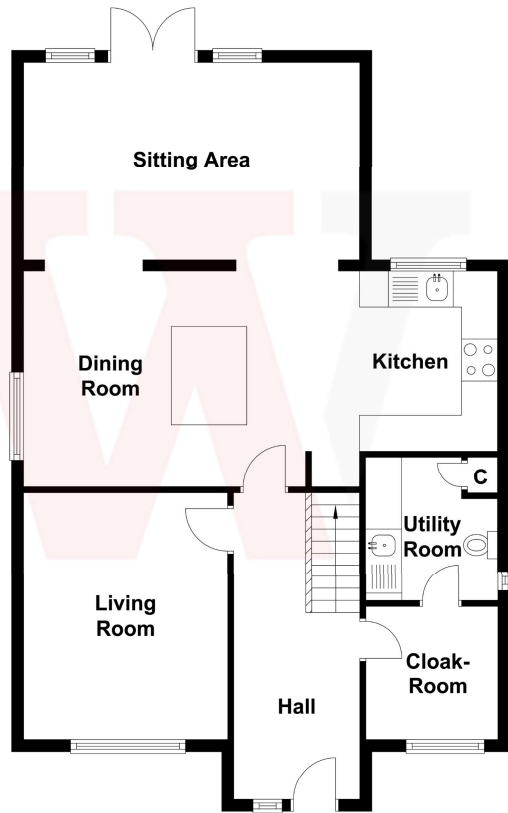
Your home may be repossessed if you do not keep up repayments on your mortgage.

**IMPORTANT NOTICE**

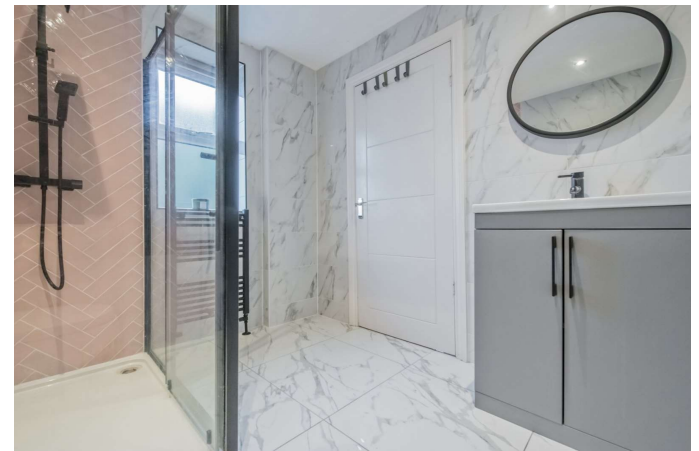
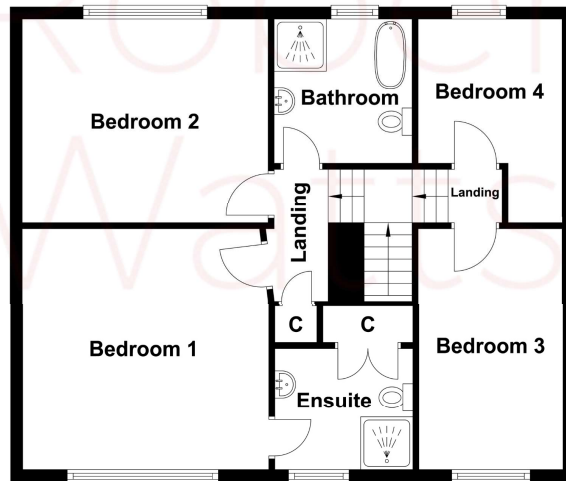
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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



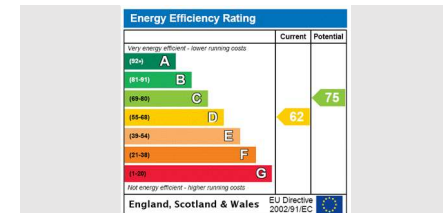
**First Floor**



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

www.robertwatts.co.uk/signaturehomes  

