Robert Watts

Signature
PRESTIGE HOMES

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

Asking Price: £775,000

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Stunning 5 Bedroomed family home.

Signature Homes by Robert Watts offer for sale an impressive Detached that has been subject to a significant renovation program in recent years to create a stunning family sized home. The property has been significantly extended to both the side and rear elevations, and is furnished with quality fixture and fittings. To the outside it occupies a larger than average plot with beautiful landscaped gardens and spacious driveway and ample parking.

Located on arguably the finest street in Birkenshaw, situated within catchment for BBG Academy and walking distance to Birkenshaw Village. 5 miles to Leeds and close to J26 & J27 M62, making it ideal for the commuter networks.

Hallway

Lounge 18' (5.49) x 13' (3.96) into bay window
Log burner fire built into chimney breast. Sliding doors to Family Room.

Breakfast Kitchen 27' x 14' (8.23m x 4.27m)
A room with the "wow" factor. Beautiful bespoke Kitchen, furnished with a quality range of "Shaker style" units which accommodates an additional display cabinet. The focal point is the large central breakfast bar/island, complimented with granite worktops. Range cooker. Feature roof lantern. Pantry providing ample storage.

Family Room/Dining Room 22'3" (6.78) x 14'11" (4.55) narrowing to 10' (3.05)
Offering a perfect space for families and encompasses a side extension that was then opened up to create this larger open plan room. With 2 sets of bi fold doors in addition to 2 Velux roof lights to the ceiling.

Utility Room 16' x 6' max` (4.88m x 1.83m max`)
Equipped with a full range of cupboards and storage, in addition to sink. The room was designed to be adapted and utilised as a ground floor annex/living space if required.

Shower Room/WC 6' x 6' (1.83m x 1.83m)
Ground floor Shower Room with corner cubicle and vanity sink unit.

Landing Storage cupboard.

Master Bedroom 18' x 10'10" (5.49m x 3.3m)
Master Bedroom with fitted wardrobes.

En Suite White suite, corner shower cubicle. Vanity sink unit.

Bedroom 2 12'11" x 10'10" (3.94m x 3.3m)
Wardrobes.

Bedroom 3 11' x 10'10" (3.35m x 3.3m)
Wardrobes.

Bedroom 4 10' x 9' (3.05m x 2.74m)
Wardrobe.

Bedroom 5 9' x 7'11" max (2.74m x 2.41m max)

Family Bathroom Newly installed (January 2026), with "period" style. Roll top bath and separate corner shower cubicle. Vanity sink unit.

Shower Room Additional Shower Room, with corner cubicle. Vanity sink unit.

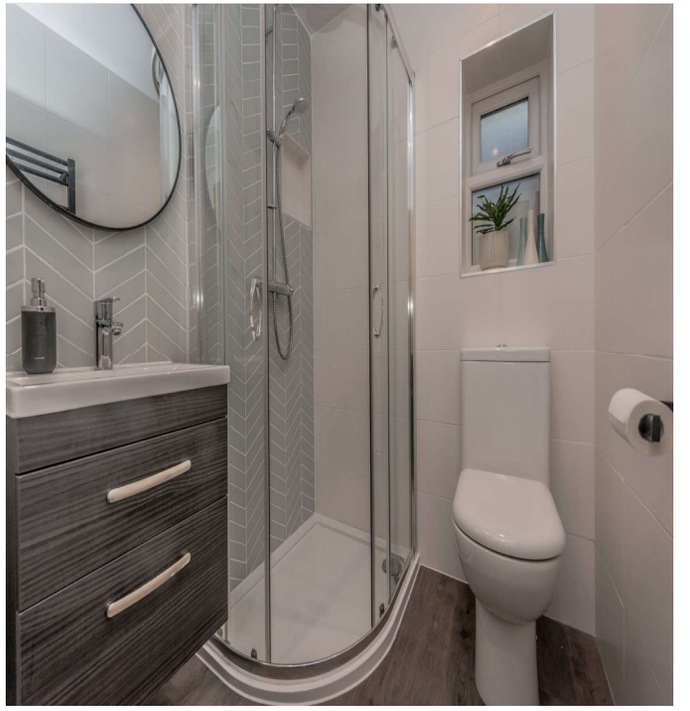
Outside The property occupies a generous overall plot position of approx. 0.18 acre. Garden at the front, along with ample parking for several cars. Integral Garage. At the back the garden extends to a triangular shape and so has good sized space at both the back and side. This makes a lovely outdoor space for families to enjoy. Additional composite decking terrace. Outdoor lighting and power. Shed and greenhouse included in the sale.

Integral Garage 25'10" (7.87) x 10' (3.05) (approx.)
Larger than average garage.

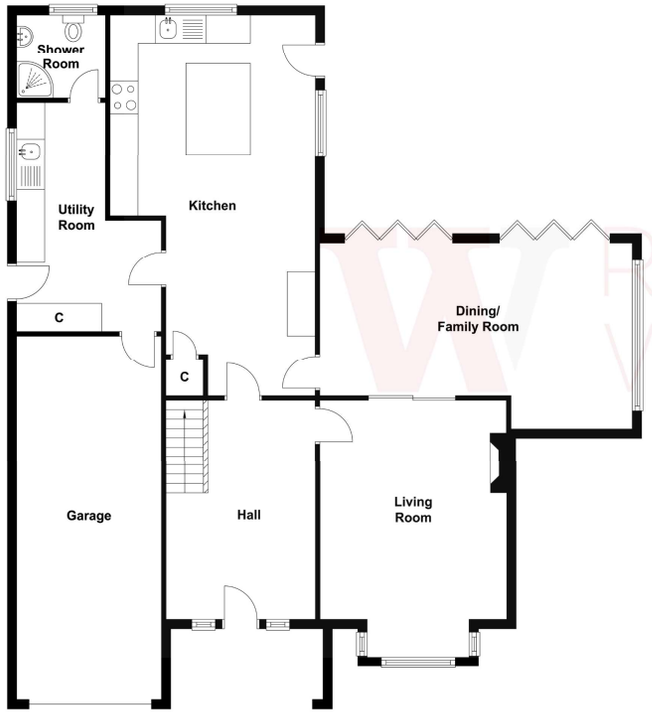
Please Note If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

IMPORTANT NOTICE

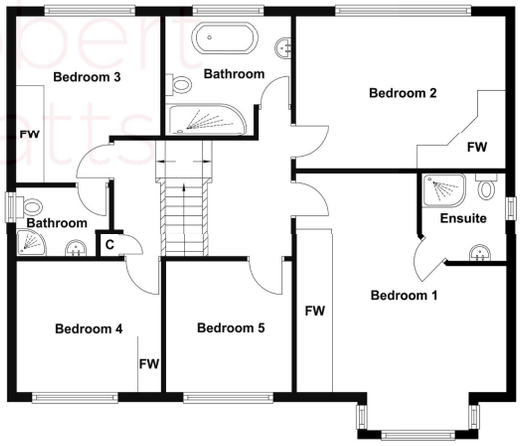
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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

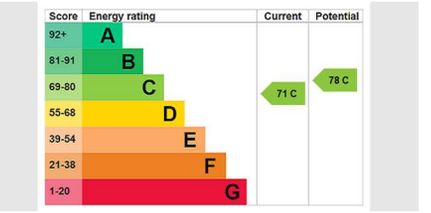


Ground Floor



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.

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