



662 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2EE

EXQUISITELY REFURBISHED 1930s SEMI-DETACHED FAMILY HOME WITH STUNNING NEW EXTENSION, RE-LANDSCAPED GARDEN & GARDEN OFFICE.

Discover this beautifully presented period-style semi-detached home, fully refurbished to an exceptionally high standard within the last three years. The addition of a thoughtfully extended kitchen/family room, enhanced by a completely re-landscaped garden featuring a fantastic new combined garage and garden room/office.

The property has been modernised with real attention to detail while carefully retaining its charming 1930s period features and character – creating the perfect blend of original charm and contemporary living with a modern twist.

The accommodation comprises: Entrance Hall, Downstairs WC, Lounge, Kitchen/Family Room, Utility Room, three Bedrooms and Wet Room.

Located in the highly desirable BD11 2EE postcode of Birkenshaw, the house enjoys excellent transport links, with Leeds just 15 minutes away and Manchester reachable in approximately 45 minutes.

BBG Academy and the heart of Birkenshaw village – with its local amenities – are both a pleasant 5-minute walk away.

Guide Price £375,000

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ENTRANCE HALL Welcoming hallway with cast iron radiator and open balustrade staircase featuring a return. Attractive stripped and polished flooring.

DOWNSTAIRS W.C Well presented & conveniently located cloakroom with tiled flooring

LOUNGE 16' x 12' max (4.88m x 3.66m max)

A stylish reception room that retains genuine period character, centred around an attractive feature fireplace with built-in cupboards and shelving and cast iron period radiator. Fitted with bespoke window blinds and finished with stripped polished flooring throughout.

KITCHEN / FAMILY ROOM 26' x 14' (7.92m x 4.27m)

The undeniable "wow factor" of the home. This impressive open-plan space was newly constructed as a high-quality extension in 2023 and forms the social heart of the property. Solid Oak Parquet flooring, Wood & Wire supplied plywood kitchen. Two roof lanterns flood the room with natural light, while full-width bi-fold doors open seamlessly onto the garden, creating a perfect indoor-outdoor living experience ideal for modern family life. Concrete panel flooring with underfloor heating compliments the kitchen lounge.

UTILITY ROOM 6' x 4'10" (1.83m x 1.47m)

Extension of the ply-wood kitchen with built-in cupboards and storage. Underfloor heating.

LANDING Feature original stained-glass window and feature cast iron radiator adding further period charm and character.

BEDROOM 1 12'10" x 9'11" max (3.9m x 3.02m max)

Well-proportioned principal bedroom.

BEDROOM 2 8'10" x 8' (2.7m x 2.44m)

Comfortable double bedroom.

BEDROOM 3 10'10" x 7' max (3.3m x 2.13m max)

Useful third bedroom or ideal home office/nursery.

WET ROOM/W.C. A fully equipped and high-quality finish contemporary wet room featuring a walk-in shower enclosure together with tiled flooring and walls.

OUTSIDE The property occupies a generous plot approached via a shared driveway that leads to the new combined garage and garden room/office. Additional off-street parking is available to the front of the house. To the rear lies a beautifully re-landscaped garden that includes a flagged patio terrace immediately adjacent to the kitchen/family room, expansive lawned areas and attractive gravelled sections – creating a delightful outdoor space perfect for relaxation and entertaining.

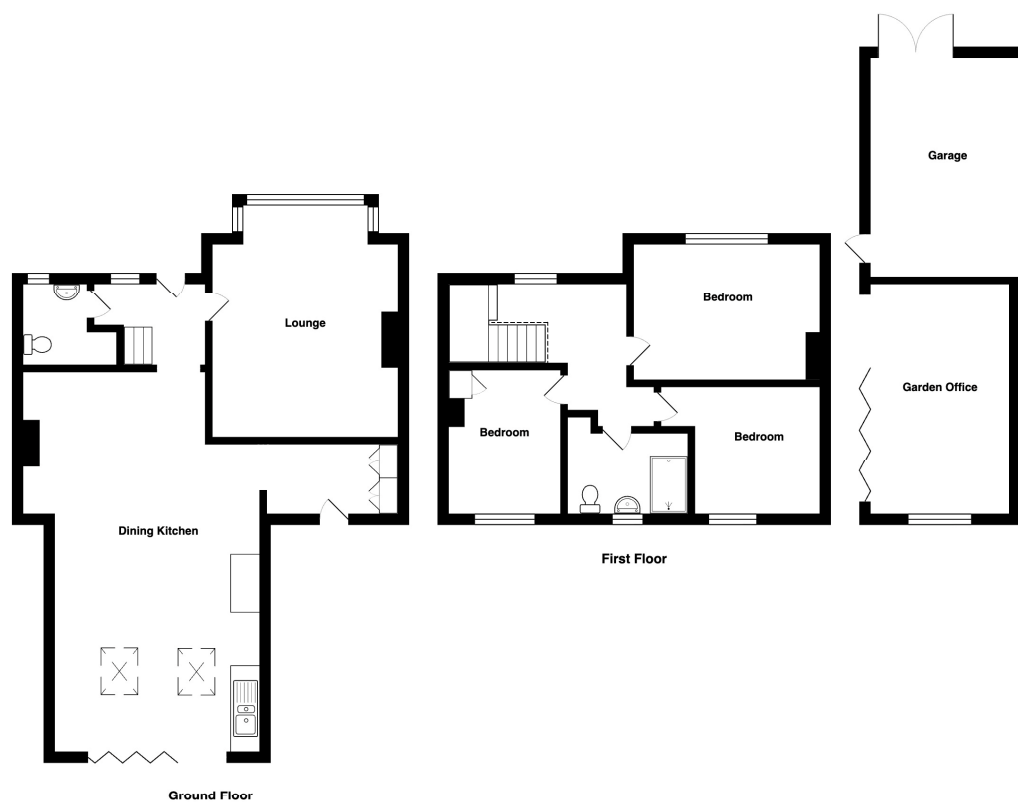
GARDEN ROOM / OFFICE 16' x 10' (4.88m x 3.05m)

A true highlight of the property. This bespoke new-build structure (combined with the garage) offers a highly versatile space that can be used as a home office, studio, gym or garden room. Fitted with power, wi-fi and bi-fold doors for flexible year-round enjoyment.

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.

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.





Total Area: 137.4 m² ... 1479 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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