



1 Oakwell View, Whitehall Road West, Birkenshaw, West Yorkshire, BD11

SUPER FAMILY HOME.

Do not miss out on this delightful extended Detached house that offers unrivalled family sized accommodation. Forms part of the lovely Orion Homes development, the property offers 5 BEDROOMS, 3 BATHROOMS along with a super KITCHEN/FAMILY ROOM. To the outside are landscaped gardens and good parking with double garage.

Properties like this are rare to the market and demand will be high. Contact Robert Watts Birkenshaw Office on 01274 689589 to book a viewing.

Guide Price £600,000



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1 Oakwell View, Whitehall Road West, Birkenshaw, West Yorkshire,

ENTRANCE PORCH Stone flagged floor.

HALLWAY Useful storage cupboard.

LOUNGE 20' x 13'11" (6.1m x 4.24m)

Wood Burner Stove built into chimney breast. Bi-Folding doors leading out to the back garden.

KITCHEN/FAMILY ROOM 29' x 17' (8.84m x 5.18m)

Super 29 foot open plan Kitchen/Family Room that is the real focal point of the house. Furnished with a well equipped range of units, complimented by central island/breakfast bar. Bosch 2 double ovens, AEG microwave, Bosch fridge freezer and Bosch dishwasher. Part underfloor heating. Bi folds doors to the back garden. Feature fireplace with log burner.

UTILITY ROOM With a selection of units and sink.

GROUND FLOOR BEDROOM 4 12' x 11' (3.66m x 3.35m)

EN-SUITE SHOWER ROOM/W.C.

GROUND FLOOR BATHROOM/W.C 9' x 8' (2.74m x 2.44m)

White suite with corner shower cubicle.

LANDING Twin Velux Roof Lights.

MASTER BEDROOM 22' x 13 (6.7m x 13)

Good sized Master Bedroom with walk in dressing room/wardrobe. Storage to eaves.

EN-SUITE SHOWER ROOM/W.C 10'x 4' (3.05mx 1.22m)

White suite with 'walk-in' shower. Heated towel rail.

BEDROOM 2 12'10" x 11' (3.9m x 3.35m)

Walk in wardrobe. Velux Roof Light.

BEDROOM 3 10'x 9' (3.05mx 2.74m)

Fitted wardrobe. Twin Velux Roof Light.

BEDROOM 5 11' x 7' (3.35m x 2.13m)

Velux Roof Light.

BATHROOM/W.C. 6'11" x 6' (2.1m x 1.83m)

First Floor Bathroom with white suite. Shower over the bath. Heated towel rail. Velux Roof Light.

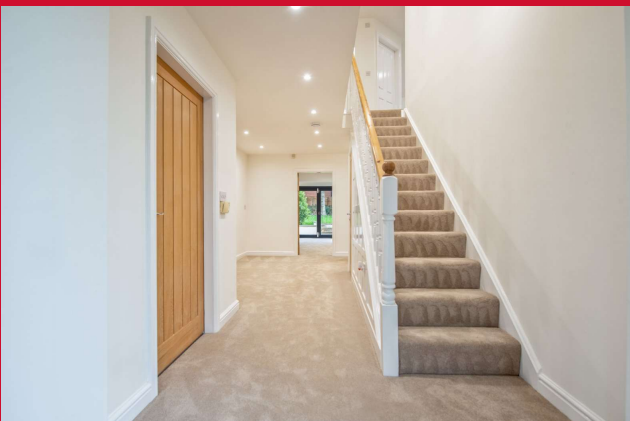
GARAGE 20' (6.1) x 18' (5.49) + 9' (2.74) x 8'10" (2.7)

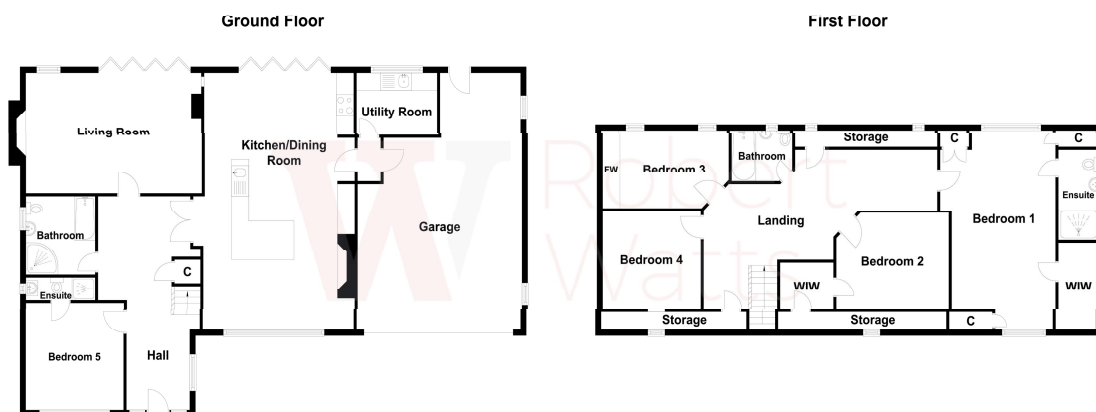
Double integral garage with electric door.

OUTSIDE Driveway and parking to the front with integral double garage. At the back is a lovely landscaped garden with flagged terrace.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		