475 BRADFORD ROAD, BIRKENSHAW, BRADFORD, WEST YORKSHIRE BD11 2DX

OIRO £575,000



A SUBSTANTIAL FOUR-BEDROOM HOME WITH HUGE POTENTIAL & AN EXCEPTIONAL GARDEN

PROPERTY REFERENCE CODE: RS0128

475 BRADFORD ROAD, BIRKENSHAW, BRADFORD, WEST YORKSHIRE BD11 2DX

Spacious 4-bed bungalow in a great location, close to local amenities, schools & excellent motorway links. Features lounge, kitchen/diner, conservatory, driveway, 2 garages, substantial private rear garden, en-suite bedroom, family bathroom with sauna & extensive storage. Requires modernisation.

- CHAIN FREE SALE
- 4 BEDROOM BUNGALOW
- CONSERVATORY
- AMPLE STORAGE SPACE
- GARDEN, DRIVEWAY & GARAGE
- EXCELLENT SCHOOLS LINK
- CLOSE TO LOCAL AMENITIES
- EXCELLENT MOTORWAY LINKS

This property consists of:

A spacious and versatile four-bedroom bungalow situated in a great location, close to local amenities, excellent schools and motorway links. The property is flooded with natural light and offers generous, well-proportioned accommodation throughout.

The ground floor offers a spacious lounge, kitchen/diner with ample space for a dining table, a bright conservatory with access to the generous private rear garden, and one large bedroom with an en-suite featuring a separate bath and shower. The versatile office could be used as a fourth bedroom, while all bedrooms benefit from built-in wardrobes. A convenient WC is also located on the ground floor.

The first floor provides two further bedrooms, both with built-in wardrobes, a family bathroom comprising shower, WC, wash basin and a unique built-in sauna. There is also ample storage within the eaves.

Externally, the property benefits from a driveway with parking for several cars, two garages and a substantial private rear garden. One garage is located to the side of the property and can be accessed from inside, while the second is situated alongside the garden and accessed via a garage door across a covered porch way.

The property requires modernisation, offering an excellent opportunity for the new owner to personalise and create a fantastic family home.

Council Tax Band: F (Kirklees Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Rear Garden

Entrance Hall
A bright and welcoming entrance hall accessed directly from the driveway, providing a spacious first impression and convenient access to all ground-floor accommodation.

Living room **w: 3.94m x l: 5.1m**
A particularly spacious and bright lounge, flooded with natural light and offering generous proportions. A versatile reception space ideal for relaxing and entertaining.

Kitchen/Diner **w: 3.34m x l: 5.79m**
A generous kitchen/diner offering ample space for a dining table, making this a practical and sociable area for everyday family life and entertaining.

Conservatory **w: 2.58m x l: 4.28m**
A bright and welcoming conservatory providing an additional reception space, with direct access to the exceptionally spacious private rear garden.

Bedroom 3 **w: 3.93m x l: 5.66m**
A generous bedroom benefiting from built-in wardrobes and a private en-suite featuring both a separate bath and shower.

En-suite **w: 1.7m x l: 3.22m**
A spacious and well-appointed en-suite comprising a WC, wash basin, bidet, separate bath and a walk-in shower, providing a practical and comfortable private bathroom.

Hall **w: 1.87m x l: 2.75m**

A spacious hallway with stairs leading to the first floor and a convenient door providing direct access to the garage situated at the side of the property.

WC **w: 1.28m x l: 1.37m**
A convenient ground-floor WC, ideal for family living and visiting guests.

Office 1 **w: 3.49m x l: 6.03m**
A versatile room currently used as an office, with the flexibility to be utilised as a fourth bedroom if required. A useful space suitable for a home office, bedroom or additional living accommodation.

Bedroom 1 **w: 4.78m x l: 4.86m**
A well-proportioned bedroom with built-in wardrobes, offering excellent storage and plenty of natural light.

Bedroom 2 **w: 3.62m x l: 3.54m**
A spacious bedroom with built-in wardrobes, providing useful storage and a comfortable living space.

Bathroom **w: 1.99m x l: 2.46m**
A unique and well-equipped family bathroom comprising a shower, WC and wash basin, with the added benefit of a built-in sauna.

Hall **w: 2.82m x l: 4.78m**
The first-floor hallway provides access to the bedrooms and family bathroom, while the property also benefits from an abundance of useful eaves storage, providing excellent additional space for household belongings.

Garage **w: 3.33m x l: 10.77m**
The property benefits from two garages, providing excellent additional parking and storage. The first garage is located to the side of the property and can be accessed directly from the house, while the second garage is situated alongside the rear garden and is accessed via the garage door through a covered porchway.

Rear Garden
A particularly spacious and private rear garden offering an excellent outdoor area for families, entertaining and relaxation. The generous proportions provide plenty of scope for a variety of uses.

Driveway
A substantial driveway providing off-road parking for several vehicles.

































































<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.