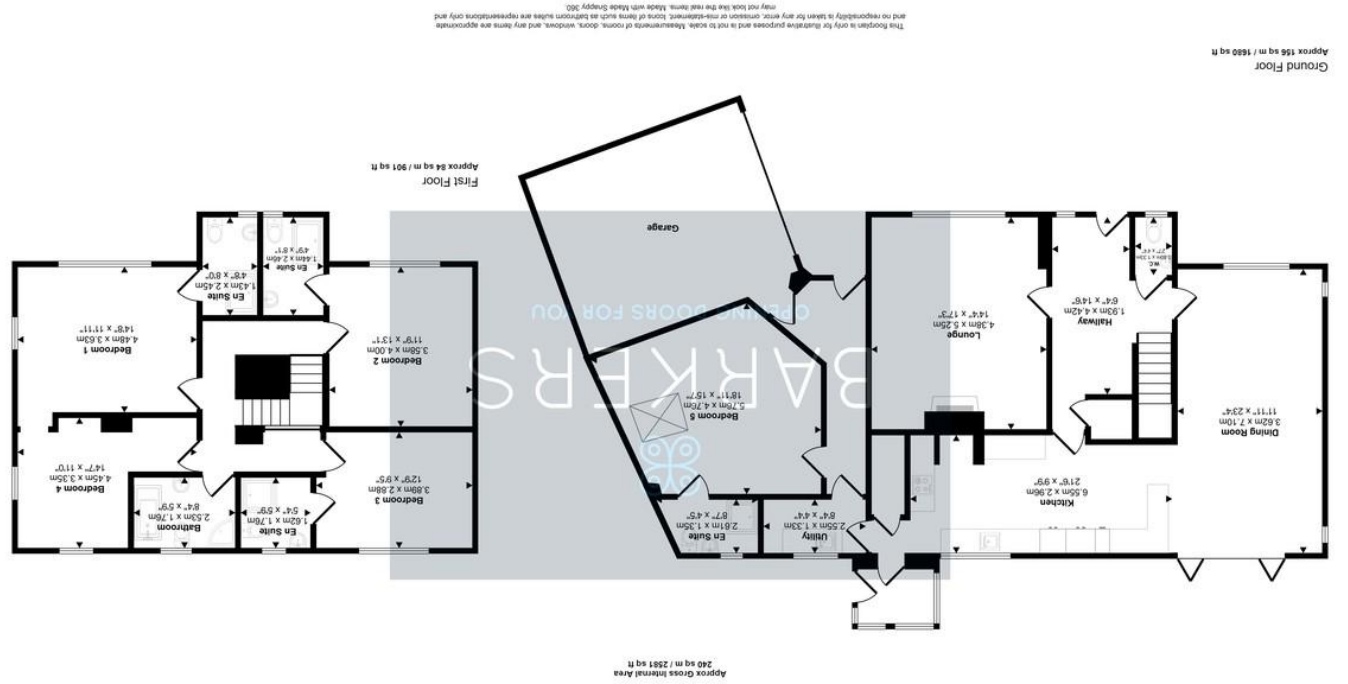


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E 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



**BARKERS**  
Select Collection



**81 Station Lane**  
Birkenshaw, BD11 2JE  
Asking Price £710,500

- ⊗ EXCEPTIONAL DETACHED FAMILY HOME
- ⊗ GATED DRIVEWAY, DOUBLE GARAGE & GARDENS
- ⊗ HIGHLY REGARDED LOCATION
- ⊗ TWO RECEPTION ROOMS
- ⊗ KITCHEN, UTILITY ROOM, CLOAKS/W.C.
- ⊗ FAMILY BATHROOM
- ⊗ FIVE BEDROOMS (FOUR EN-SUITE)



# Full Description

Exceptional FIVE bedroomed detached family home occupying a generous plot one of the most highly regarded locations in Birkenshaw. This impressive property is a approximate 2500 square foot and been significantly enhanced by the current owners to a high standard with quality fixtures and fittings throughout and offers the potential of a self contained ground floor 'teenagers/granny annex' with a separate entrance. Planning permission was granted in September 2023 for a single storey extension to the rear elevation and an additional bedroom above the garage -2023/62/92172/E. The property is ideally situated within walking distance of excellent local schools including Birkenshaw Primary School and the BBG Academy as well as being close to local amenities, bus routes and just minutes from junctions the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, dining room, kitchen, utility room, five bedrooms (four with en-suite facilities) and a family bathroom. The property is accessed via electrically operated gates which lead to a driveway providing ample private parking, double garage and there are well maintained gardens to the front and rear.

## ENTRANCE HALL

With oak flooring and a useful under-stairs storage cupboard. A staircase with an oak and glass balustrade leads to the first floor landing.

## CLOAKS/W.C.

Fitted with a two piece suite which comprises of a wash basin inset into a vanity unit and W.C. Inset spotlights to the ceiling, tiled flooring and part tiled walls.

## LOUNGE

17' 3" x 14' 4" (5.26m x 4.37m)

Featuring a wood burning stove and shelving and cupboards built into the alcoves.

## DINING ROOM

23' 4" x 11' 11" (7.11m x 3.63m)

With oak flooring and bi-folding doors leading out to the rear garden. Access to the kitchen.

## KITCHEN

21' 6" x 9' 9" (6.55m x 2.97m)

Fitted with a range of modern wall and base units with feature glass display cabinets, complementary granite work surfaces and an inset 1 1/2 bowl sink with a mixer tap. Space for a fridge freezer, integrated dishwasher and a range of built-in 'Bosch' appliances including two electric ovens, steamer, microwave oven,

induction hob and a chimney style extractor. Inset spotlights, floor tiling and a built-in storage cupboard.

## REAR PORCH

With tiled flooring a door leading out to the rear garden.

## UTILITY ROOM

8' 4" x 4' 4" (2.54m x 1.32m)

Featuring base units with worksurface space and an inset sink. Plumbing for a washing machine and a door gives access the part of the house with potential to be utilised as a teenage/granny annex.

## REAR HALL

Doors lead to a double bedroom with en-suite facilities, double garage and out to the front elevation.

## BEDROOM FIVE

18' 11" x 15' 7" (5.77m x 4.75m)

Spacious double room with a loft access point, skylight window and access to an en-suite shower room.

## EN-SUITE SHOWER ROOM

8' 7" x 4' 5" (2.62m x 1.35m)

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Tiled walls and flooring, chrome heated towel radiator and inset spotlights to the ceiling.

## FIRST FLOOR LANDING

Doors lead to four further bedrooms and the family bathroom.

## BEDROOM ONE

14' 8" x 11' 11" (4.47m x 3.63m)

Spacious double room with access to an en-suite shower room and is open to bedroom four which could be used as a nursery or dressing room.

## EN-SUITE SHOWER ROOM

8' 0" x 4' 8" (2.44m x 1.42m)

Comprising of a double shower cubicle, wash basin inset into a vanity unit and W.C. Chrome heated towel radiator, inset spotlights and tiled walls and flooring.



## BEDROOM TWO

13' 1" x 11' 9" (3.99m x 3.58m)

Double room with access to an en-suite shower room.

## EN-SUITE SHOWER ROOM

8' 1" x 4' 9" (2.46m x 1.45m)

Comprising of a walk-in shower enclosure, W.C. and wash basin inset into a vanity unit. Inset spotlights, chrome heated towel radiator and an extractor fan.

## BEDROOM THREE

12' 9" x 9' 5" (3.89m x 2.87m)

Double room with access to an en-suite shower room.

## EN-SUITE SHOWER ROOM

Comprising of a shower cubicle, W.C. and wash basin inset into a vanity unit. Inset spotlights, chrome heated towel radiator and an extractor fan.

## BEDROOM FOUR/DRESSING ROOM/STUDY

This room is accessed via the landing and the master bedroom and would make an ideal dressing room or study.

## FAMILY BATHROOM

8' 4" x 5' 9" (2.54m x 1.75m)

Comprising of a shower cubicle, double ended bath, W.C. and a wash basin inset into a vanity unit. Chrome heated towel radiator, inset spotlights and tiled walls and flooring.

## EXTERIOR

The property is accessed via electrically operated gates with an intercom entry system which lead to a driveway providing ample private parking and leading to a double garage with an electrically operated door. To the front of the property there is a lawned garden with mature hedging and a selection of trees and shrubs. To the rear there is a lawned garden with mature hedging, stone paved patio area, a further decked patio area and an outdoor bar.

## ADDITIONAL INFORMATION

Council tax band - F

Tenure - Freehold

Planning permission - Planning permission was granted in September 2023 for a single storey extension to the rear elevation and an additional bedroom above the garage - Please see the Kirklees Council planning portal for more information - 2023/62/92172/E.

