







Tucked away along a private drive, Orchard House is a contemporary four-bedroom residence that balances quiet grandeur with warmth and belonging; it's both secluded and connected. A single stone garage and parking lends a practical grace to the entrance, while double oak doors framed by stone steps create a wow moment before you step inside.



"You feel the openness as soon as you step inside. It's grand and always welcoming."

A GRAND ENTRANCE OF LIGHT AND SPACE

The first impression is breathtaking. The entrance hall rises to a double-height ceiling, bathed in light from a grand arched window that frames the trees beyond. Oak and glass form a sculptural central staircase that anchors the heart of the home. The space feels calm and beautifully proportioned, yet full of life, with every return evoking a sense of peace.





Beyond the hallway to the right lies an open dining space designed for gathering. The wooden floor carries warmth through the room, while the white walls and ceiling adds openness and lift. It's a place that invites conversation, whether for long dinners with friends or quiet breakfasts with sunlight streaming in. There's room here for an eight-seater table and for the easy rhythm of family life.

Before reaching the kitchen, you are met with space for a home office or study. Across a thoughtfully styled WC sits discreetly off the hallway, finished in warm toned stone tiles and complete with a wall mounted granite sink basin. Details like these speak of quality, where design and comfort align effortlessly.





"It's a kitchen that has got everything you could possibly need. It is my favourite room in the house. I love to cook."

HEART OF THE HOME

The kitchen is a statement of both form and function. Sleek cabinetry in soft off-white contrasts with black granite surfaces that gleam under subtle lighting. Natural slate grey floor tiles are warmed by underfloor heating that runs through the entire ground floor. At its centre, a broad island, filled with storage, provides ample bar stool seating, becoming the natural gathering point where family and friends linger long after the food is served.





Every appliance is seamlessly integrated, from the CDA coffee machine, warming drawers, microwave and dual ovens to the LG American-style fridge freezer, Montpellier dishwasher and wine fridge tucked neatly away. Practicality meets elegance with an abundance of storage, a double sink beneath large garden-facing windows, and direct access to the paved terrace beyond.

A separate utility room keeps the essentials neatly hidden with space for undercounter appliances, such as a washing machine and dryer, plus there's lots of practical shelves for storage.





"So many memories have been made in this room. At the end of every day, this is where you will find us."

A ROOM FOR LIVING WELL

The main living room stretches almost the full length of the home and enjoys soft natural light throughout the day with windows on three sides. Accessed through double oak doors off the hallway, the design allows for large celebration and quiet reflection in equal measure. Wooden floors continue the theme of natural warmth, while neutral walls provide the perfect canvas for personal style.





"It's our sanctuary. We always feel well rested.
Some days I just can't wait to go to bed!"

THE PRINCIPAL SUITE

The principal suite feels like a private sanctuary. Its generous proportions and abundance of built-in wardrobes create both comfort and order. The en-suite bathroom brings spa-like luxury with a freestanding natural stone bath, matching twin basins, double rainfall shower, WC and a bespoke mirrored radiator that adds soft warmth. Natural light pours through double windows which reflects in the fully-tiled surroundings.

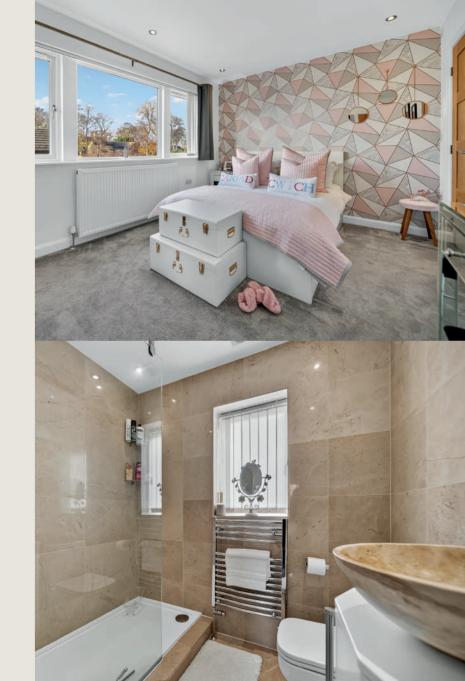




RESTFUL BEDROOMS

There are three further en-suite double bedrooms, each with their own character yet all sharing the same thoughtful design and soothing palette that defines the home. The second bedroom feels calm and serene with even, natural light and generous storage including a walk-in wardrobe. The third offers soft grey carpet and tranquil front garden views, while the fourth, currently used as a gym, showcases the home's versatility and could easily become a guest room or study.

Each en-suite is finished with warm-toned stone tiles, a walk-in rainfall shower, WC and a beautifully sculpted natural stone basin, creating a sense of quiet luxury and harmony throughout.





"We love that the garden looks after itself. It feels peaceful without ever feeling like a chore."

OUTDOOR SPACE FOR EASY LIVING

The gardens at Orchard House are designed for those who enjoy being outdoors without the constant upkeep. The front garden is lawned and includes a private patio area that catches the sunlight throughout the day and into the evening. To the side, a second stretch of lawn links the front and rear, adding softness and greenery around the home. At the rear, the paved garden offers a practical and low-maintenance setting that feels calm and enclosed. It provides enough room for outdoor dining and relaxed seating without demanding weekend maintenance or extensive gardening. For many families, the balance is ideal: space to enjoy fresh air and sunshine with the freedom of a lock-up-and-go lifestyle.



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...





CHEMIST: Birkenshaw Pharmacy (7 min walk)



WALK:
Oakwell Hall & Country Park
or around Tong Village



GYM: Flex Studio West Yorkshire (17 min walk)



PLACES TO EAT: The Golden Fleece (6 min walk)



TAKEAWAYS: The Mild Seven Chinese Takeaway (5 min walk)



PUB:
The George, Birkenshaw (5 min walk)



POI:

Junction 27 Retail Park, White Rose Shopping Centre & Bradford's National Science and Media Museum



LOCAL SCHOOLS:
Birkenshaw Primary School (15 min walk),
BBG Academy (10 min walk)



PUBLIC TRANSPORT:

Bus: services run regularly into Bradford, Wakefield, Huddersfield & Leeds (2 min walk)

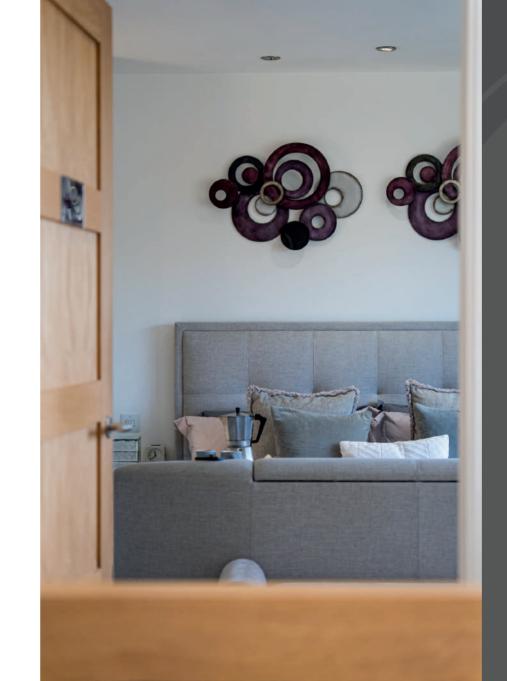


Total Approx. Floor Area 2280 Sq.ft. (211.8 Sq.M.)

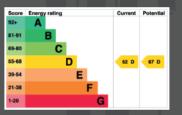
Forillustrativepurposesorily. Notice scale. Whilsteveryattemptwasmade to ensure theaccuracyofthefloorplan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor Approx. Floor Area 1182 Sq.Ft (109.8 Sq.M.) First Floor Approx. Floor Area 1098 Sq.Ft (102.0 Sq.M.)







FINER DETAILS

- Spacious modern detached family home
- 4 ensuite bedrooms
- 2 reception rooms
- Underfloor heating throughout ground floor
- Tucked away on a private lane
- Double driveway with detached single garage
- Landscaped wrap-around garden
- Convenient for motorway commuting via M62
- All mains services



Orchard House, 682b Bradford Road, Birkenshaw, Bradford, BD11 2DR

presented by



/// WHAT3WORDS: woof.mint.orders

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