



## The Beeches, Birkenshaw

**£875,000**

**\* DETACHED \* FIVE BEDROOMS \* EXQUISITE RESIDENCE \* SECURE GATED DEVELOPMENT \*  
\* CONTEMPORARY \* HIGH SPECIFICATION \* LUXURY \* EXCELLENT COMMUTER ACCESS \***

Discover your dream family home in this individually designed five-bedroom detached property, nestled within a secure gated development of just five exquisite residences providing both privacy and a sense of community. This exceptional home offers a harmonious blend of contemporary elegance and functionality, perfect for modern family living.

Step inside to find two inviting reception rooms, ideal for entertaining guests or enjoying cosy family evenings. The spacious family living kitchen serves as the heart of the home, featuring high specifications and ample space for dining and relaxation. With four luxurious bathrooms, including en-suites, convenience and comfort are paramount. The property boasts a beautifully landscaped garden, perfect for outdoor gatherings or quiet moments in nature. A driveway and double garage provide ample parking and storage solutions.

Situated within easy reach of renowned first and secondary schools, including BBG Secondary School, this location is perfect for families. Excellent motorway links are also nearby, making commuting a breeze.

This family-sized home combines style, space, and convenience, making it a must-see for anyone seeking a perfect blend of luxury and practicality. Don't miss the opportunity to make this exceptional property your own!







### Entrance Hall

With tiled floor and built in storage cupboard.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, tiled walls and floor.

### Sitting Room

12'7" x 11'9" (3.84m x 3.58m)

Modern media wall unit incorporating electric fire, double glazed window with window shutter.

### Family Living Kitchen

27' x 23'7" (8.23m x 7.19m)

The kitchen area is fitted with a range of modern wall and base units incorporating quartz work surfaces, integrated fridge/freezer, dishwasher, wine cooler, hot tap, microwave, 2 X double ovens, hob, tiled floor. The dining area has a bi-fold door to rear garden.

### Lounge

14'8" x 12'4" (4.47m x 3.76m)

Modern media wall unit, bi-fold doors, tiled floor.

### Utility

10'2" x 5'7" (3.10m x 1.70m)

Modern fitted wall and base units incorporating quartz work surfaces, plumbing for auto washer, tiled floor, sink unit, double glazed window.

### First Floor

Impressive walnut staircase with glass balustrade, radiator.

### Bedroom One

19'3" x 10'7" (5.87m x 3.23m)

With radiator and two double glazed windows. En-Suite Bathroom and Dressing Room;

### En Suite Bathroom

Modern four piece suite comprising walk-in shower, freestanding twin wash basins, tiled walls and floor, radiator and double glazed window.

### Dressing Room

With mirrored sliding door wardrobes.

### Bedroom Three

11'8" x 11'8" (3.56m x 3.56m)

With radiator, double glazed window, built in wardrobe. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, tiled walls and floor.

### Bedroom Two

12' x 14'8" (3.66m x 4.47m)

With radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, part tiled walls and floor.





#### Bedroom Four

14'9" x 12'8" (4.50m x 3.86m)

With radiator and double glazed window.

#### Bedroom Five

12'6" x 11'2" (3.81m x 3.40m)

With radiator and double glazed window.

#### Bathroom

Four piece modern house bathroom comprising panelled bath, walk-in shower, twin vanity sink unit, low suite wc, radiator, double glazed window, tiled walls and floor.

#### Exterior

The property is accessed via a gated shared driveway which leads to double garage with an electric remote control door and an electric car charging point externally. To the rear there is an enclosed well maintained artificial lawn and composite decking seating area. Ideal for families and outdoor barbecues.

#### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd West, after 1.6 miles turn left onto Old Ln, turn left onto Prospect Ln, continue straight onto The Beeches.

#### TENURE

FREEHOLD

#### Council Tax Band

G / Kirklees



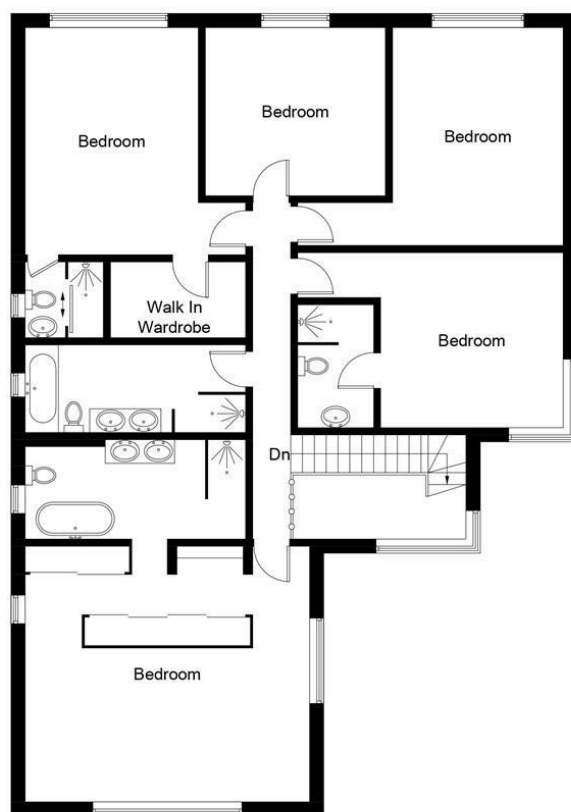


# The Beeches, BD11

Approximate Gross Internal Area = 303.6 sq m / 3268 sq ft  
(Including Double Garage)

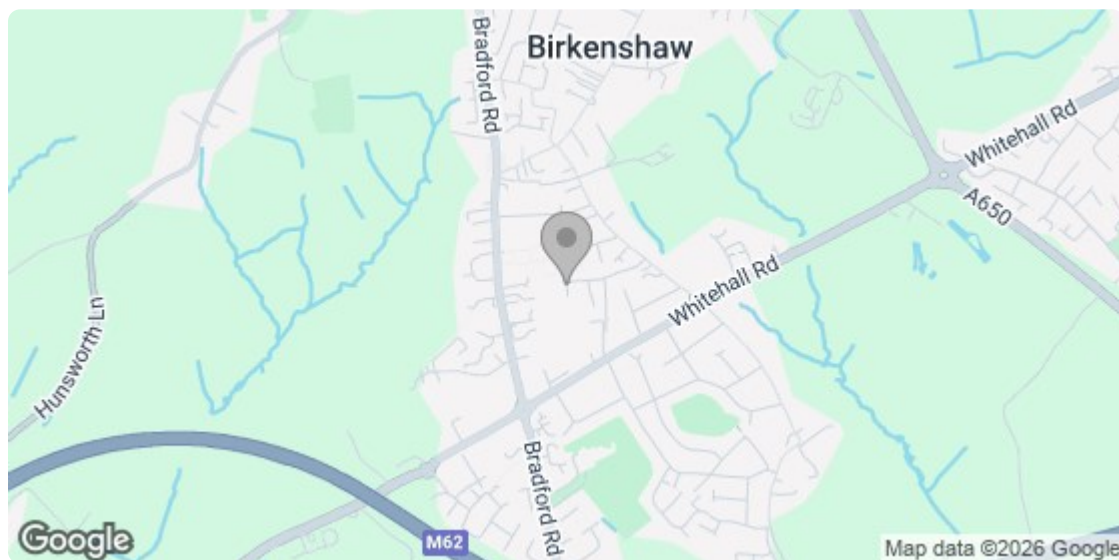


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240746)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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