

Peter David

Properties Ltd

Residential Sales and Lettings



### 3 Birchroyd Close

Birkby, Huddersfield, HD2 2ES

Price guide £549,950



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## Entrance Hallway

Accessed via a solid wood door is this grand and spacious entrance hallway. Double doors lead into the living room and dining room/second reception room, also providing access to the kitchen/diner, ground floor WC and office/bedroom five. Benefiting from an under stair storage cupboard.

## WC

A large WC/Cloakroom with WC and hand basin. Solid wood window to side aspect.

## Office/Bedroom Five

A dual aspect third reception room which could be used to serve a variety of purposes (office, bedroom, snug). Also benefiting from a gas fire. Solid wood windows to front and side aspect.

## Living Room

Double doors lead from the entrance hallway into this generous dual aspect living room which extends across the full width of the house. There is plenty of natural light from a large solid wood window to the front aspect and glass sliding doors to the rear which lead into the conservatory. Featuring an electric fire with a marble with wood surround.

## Conservatory

A beautifully appointed conservatory to the rear and a perfect space to relax and unwind with views into the garden. PVCu double doors lead out to the patio area.

## Dining Room/ Second Reception Room

Double doors lead from the entrance hallway into this generous sized second reception room/dining room with glass sliding patio doors leading out to the rear of the property.

## Kitchen/Diner

A spacious dual aspect kitchen/diner with matching wall and base units, black granite worktops and splash-backs and vinyl

tilled effect flooring The kitchen comprises: a five ring gas hob, an extractor fan, a double oven, a dishwasher, and a ceramic sink and drainer. There is a breakfast bar and ample space for a dining table. Solid wood window to the side and rear aspect. Access to utility room.

## Utility

A useful utility room with a fridge/ freezer and space for two free standing appliance. Benefiting from a stainless steel sink and drainer and shelving units. To the side there is a solid wood door with access to the side aspect.

## Landing

Providing access to the first floor accommodation with a feature window to the front aspect.

## Master Bedroom

To the rear of the property this luxury master bedroom with en-suite features large fitted wardrobes, bedside cabinets and a dressing table. Solid wood window to the rear elevation providing views into the rear garden.

## En-Suite

An original luxurious en-suite featuring gold plated taps and a five piece suite comprising: a shower cubicle, a large corner bath, a duel sink, a bidit and a WC, Featuring gold plated taps. Solid wood window to front elevation.

## Bedroom Two

A second large double bedroom benefiting from large built in wardrobes with glass sliding doors and a dressing table. A Jack and Jill house bathroom is accessible from Bedroom Two. Solid wood window to front elevation.

## Bedroom Three

A third double bedroom also featuring build in wardrobes and a dressing table. Solid wood window to rear elevation.

## Bedroom Four

A fourth bedroom also featuring built in wardrobes and draws with solid wood window to rear elevation.

## House Bathroom

A fully tiled Jack and Jill house bathroom with five piece suite comprising: a double shower cubicle, a bath, a hand basin, a WC and a bidet. Solid wood window to front elevation.

## Exterior

Externally the property benefits from a very large driveway (with parking for up to 8 cars) with access to the integral double garage with electric up and over door, also featuring an electric car charging point. To the rear of the property a large and enclosed private garden with both a patio and a lawn - perfect for entertaining guests, children or a keen gardener! There are shrubs and border plants, as well as outside taps. There is access to the rear garden through gates at both sides of the property.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

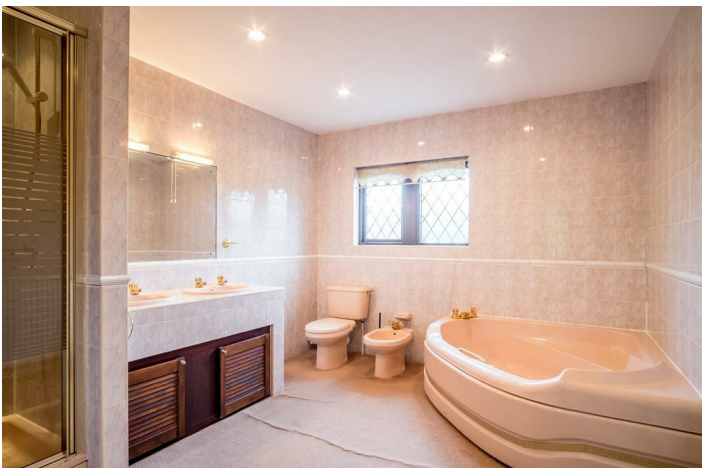
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Garage



## Road Map



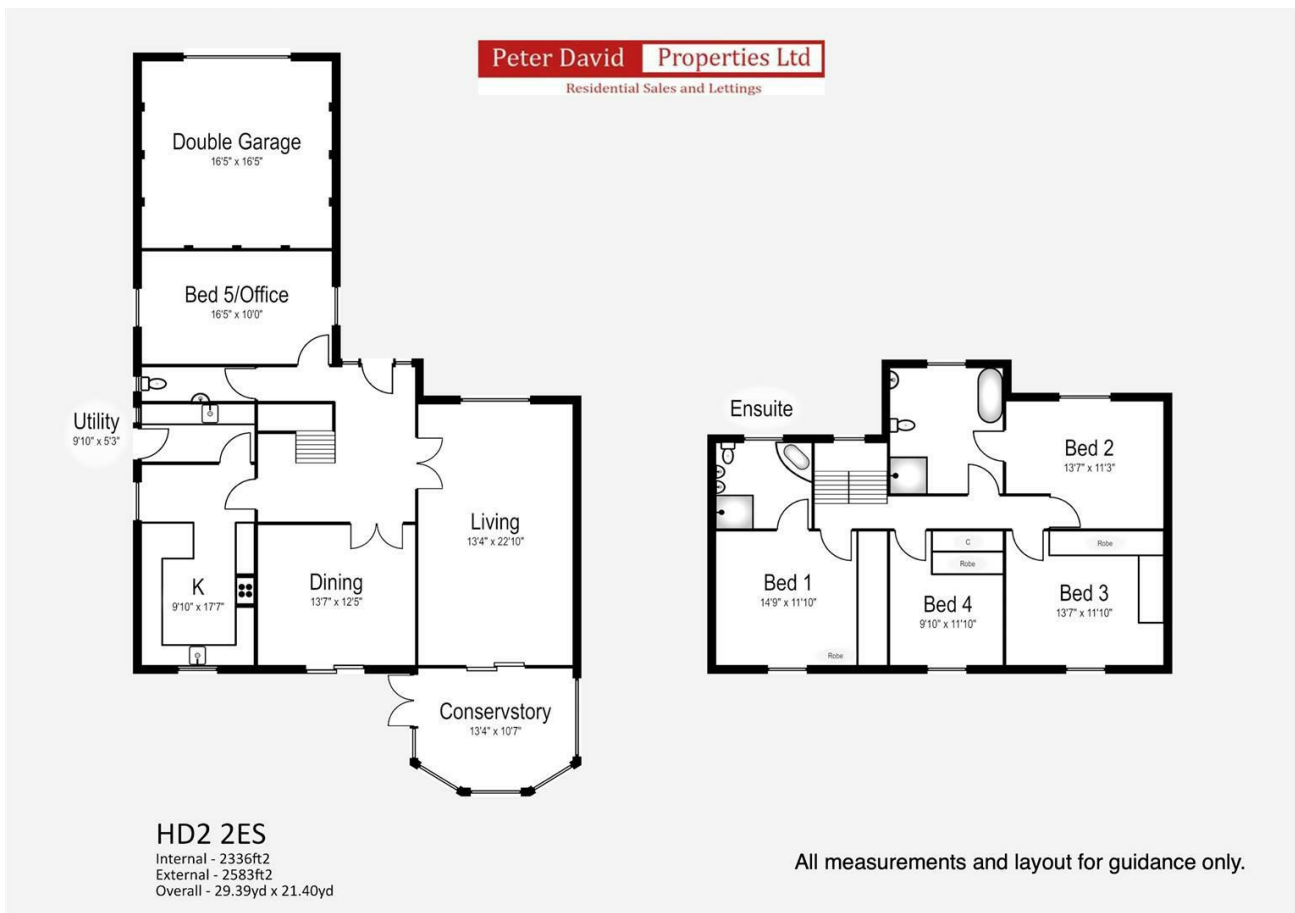
## Hybrid Map



## Terrain Map



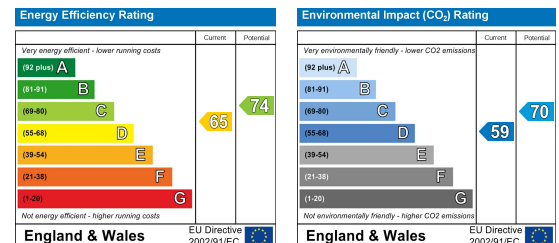
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk