

Peter David

Properties Ltd

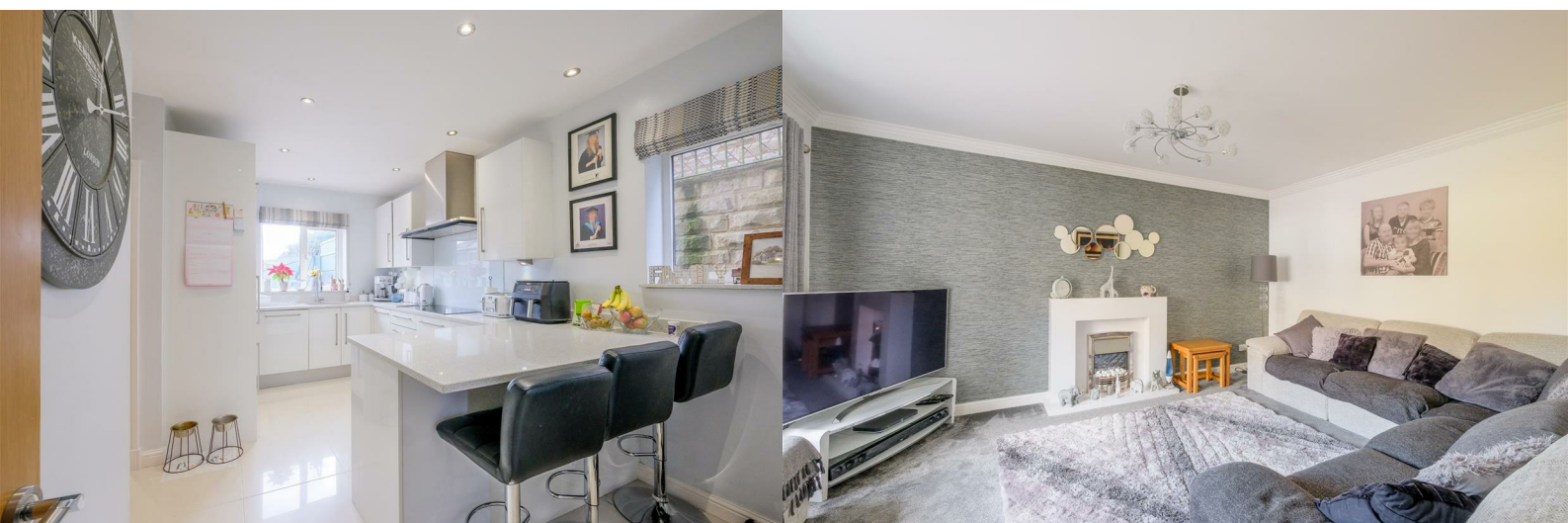
Residential Sales and Lettings



22 Harefield Park

Birkby, Huddersfield, HD2 2AS

Asking price £425,000



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Ground Floor -

Entrance Hallway

Enter this stunning property through a composite front door with a frosted glass panel, allowing plenty of natural light to flow into this spacious entrance hallway. Cream gloss tiled flooring flows throughout the entrance hallway benefiting from underfloor heating which flows through to the ground floor WC and the kitchen. From the entrance hallway solid oak doors provide access to the kitchen, living room, ground floor WC and the garage conversion (Currently utilised as a bar). A carpeted staircase rises to the first floor accommodation.

Living Room

A stunning and spacious living room with a deep pile grey carpet and a large PVCu bay window to the front aspect. Taking pride of place is a gas living flame fire with a marble hearth and surround.

Ground Floor WC

Off the entrance hallway is this useful ground floor WC with cream gloss tiled flooring. Comprising of: a WC and a wash basin with a tiled splashback. PVCu privacy window to the side aspect.

Garage Conversion/Bar

This property boasts a bar which was previously the integral garage but has now been fully converted into this additional room (The original garage door is still in place should prospective buyers wish to convert it back to a garage). The current owners utilise this space as an entertaining space and additional storage. PVCu privacy window to the front aspect.

Kitchen

A generously sized modern kitchen with white gloss matching wall and base units, tiled flooring, granite work surfaces, and a 1.5 inset stainless steel sink. Integrated appliances comprise of: a double electric oven, an Induction hob with a glass splashback, a modern extractor fan, an eye level microwave, a dishwasher and a fridge/freezer. There is a large PVCu window to the rear aspect and a further PVCu window to the side, providing an abundance of natural light.

The kitchen benefits from a three seater breakfast bar and a spacious storage cupboard. Access to the utility room and the dining room.

Utility Room

This useful utility room features white gloss wall and base units, granite work surfaces and a stainless steel inset sink. There are two additional spaces for free standing appliances one with plumbing for a washing machine. There is a composite door with four frosted glass units, leading out to the rear garden.

Second Reception Room

A second generously sized reception room currently utilised as a sitting room. This leads through to the conservatory creating an open plan aspect perfect for relaxing with family or entertaining guests.

Conservatory

A beautiful conservatory providing an indoor/outdoor feel with PVCu windows to three sides. A wood effect laminate flooring flows throughout and a PVCu patio door leads out to the rear garden. There is ample space for a dining table.

First Floor -

Landing

Providing access to all the bedrooms, a house bathroom and a large airing cupboard. Additionally, there is a pull down ladder providing access to a boarded loft.

Master Bedroom

A generous double bedroom with custom built cream gloss units providing ample storage space. There is a PVCu window to the front elevation. Access to the en-suite.

En-Suite

A partially tiled en-suite with tiled flooring and a PVCu privacy window to the side aspect. The room has a WC, a wash basin, a large shower cubicle and a chrome towel rail.

Bedroom Two

A generous double bedroom featuring fitted wardrobes with cream gloss doors. There is a PVCu window overlooking the front elevation.

Bedroom Three

A third double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

Bedroom Four

A fourth double bedroom with wood effect laminate flooring and a PVCu window to the rear elevation.

House Bathroom

A modern and stylish fully tiled house bathroom with a WC, a wash basin and a bath with an overhead shower and a glass screen. The bathroom benefits from ceramic tiled flooring, a chrome towel rail and a PVCu privacy window to the rear elevation.

Exterior

To the rear of the property there is a private and enclosed garden with a lawn, patio and a decked area: ideal for entertaining guests. The rear garden benefits from a cold water hose and a mixed temperature outdoor shower. From the rear garden there is access down both sides of the property leading to the front aspect. To the front there is a decorative chipped slate area and a tarmacked driveway providing off-road parking for two cars.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



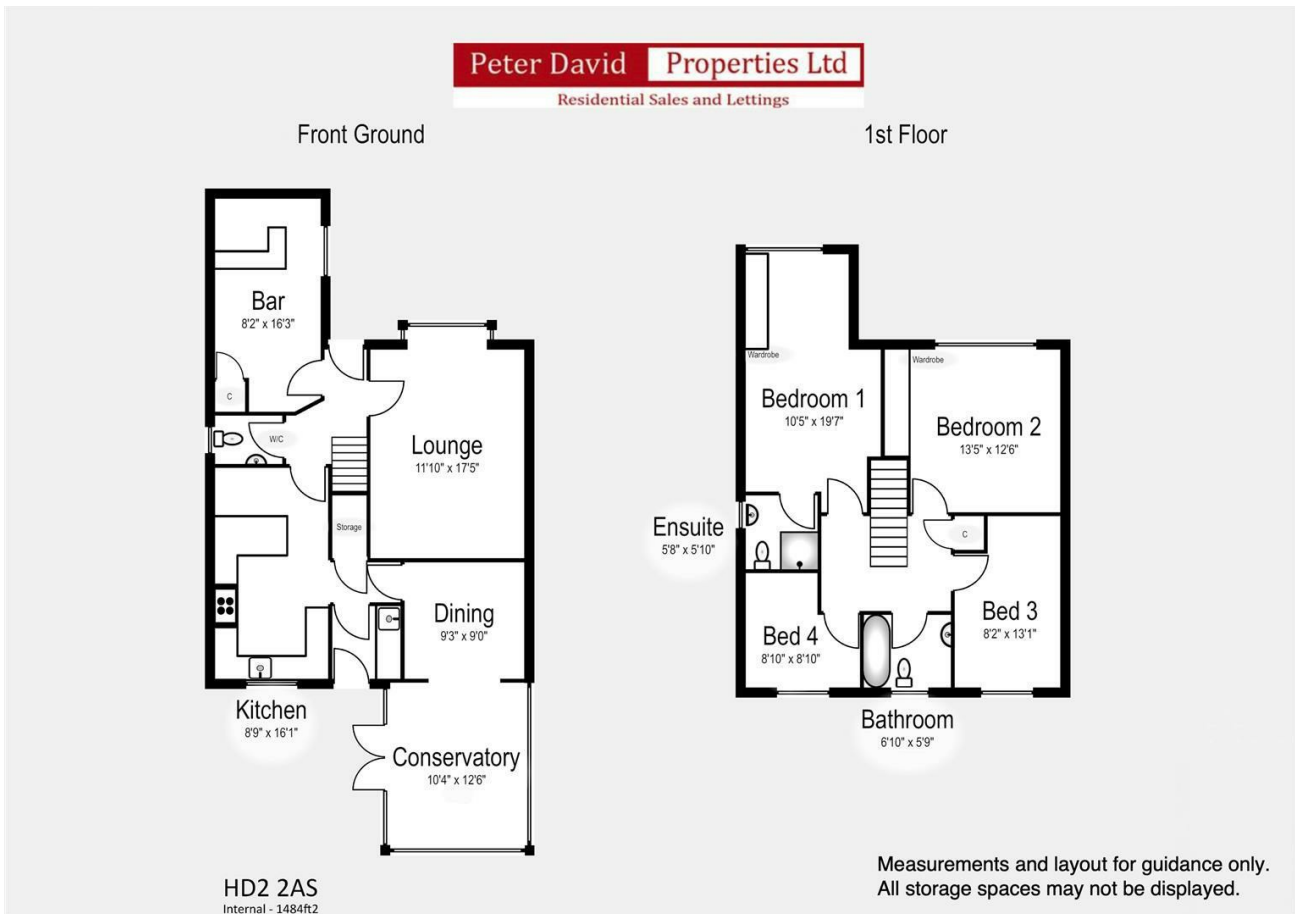
Hybrid Map



Terrain Map



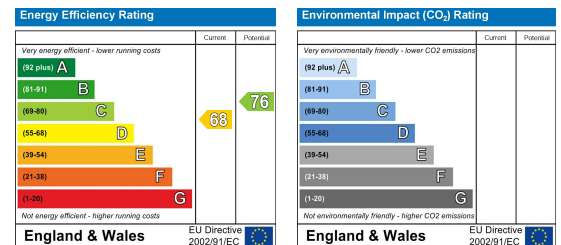
Floor Plan



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