



### 8 Elmfield Road

Birkby, Huddersfield, HD2 2XH

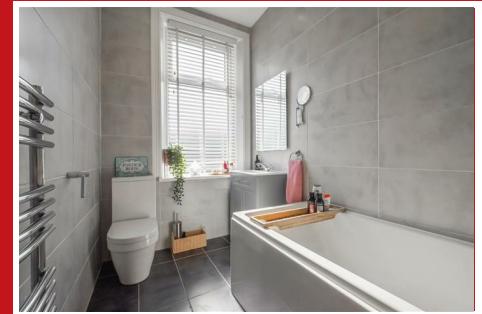
Offers in the region of £250,000



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## Ground floor -

### Entrance Hallway

Enter this delightful property via a wood door into the hallway, benefiting from original solid wood flooring, original plasterwork and high ceilings. Access to the living room, kitchen/diner and an open staircase leading to the first floor accommodation.

### Living Room

To the front of the property is this spacious living room. Taking pride of place is this inglenook fireplace housing a multi fuel stove. High ceilings and ornate cornices give character to this room and two floor to ceiling PVCu windows provide an abundance of natural light.

### Kitchen/Diner

Set at the rear of the property is this spacious and tastefully designed kitchen/diner with matching navy blue wall and base units, Quartz stone work surfaces, and original wood flooring. Integrated appliances comprise of: a Neff electric oven, a Neff induction hob with perspex splashback, an extractor, an integrated Bosch dishwasher and 1.5 ceramic sink and drainer sitting under a PVCu window overlooking the rear garden. There is one free standing space for an American fridge/freezer. Benefiting from ample space for a family dining table and access to the rear porch.

### Rear Entrance Porch

A useful rear porch with solid wood flooring. A solid wood door with glass panel window to the side leads out to the rear garden. Access to the cellar via internal door.

### Cellar

A spacious cellar with steps leading down from the rear porch. Plenty of storage space with potential to convert. Electrics, water and plumbing for a washing machine, this cellar benefits from many original features. A wood door leads out to the rear garden via stone steps.

## First Floor -

### Landing

Carpeted stairs rise to the first floor landing, there is the added benefit of a large storage cupboard. Access to two double bedrooms and the house bathroom. Stairs rise to third floor bedroom.

### Bedroom One

To the rear is this spacious double bedroom with feature original cast iron fireplace and high ceiling. PVCu window to rear aspect.

### Bedroom Two

A second large double bedroom with feature cast iron fireplace and high ceiling. Benefiting from two large fitted wardrobes and PVCu window to front elevation.

### House Bathroom

A modern fully tiled house bathroom with tiled flooring. Comprising of: WC, wash basin with vanity unit and a bath with overhead shower and glass folding screen. Benefiting from a chrome towel rail and PVCu privacy window to front elevation.

### Second Floor -

Carpeted stairs rise to bedroom three.

### Bedroom Three

A spacious third double bedroom with large fitted wardrobes, cast iron fireplace and original wooden flooring. This room has the potential for an en-suite making an ideal large master bedroom. Four Velux double glazed windows provide plenty of natural light.

### Exterior

To the rear of the property is a private and enclosed garden accessed via the rear porch or the cellar. Having an artificial lawn, decorative gravelled borders and a raised decking

area, ideal for entertaining or relaxing with family. To the front is a paved patio area surrounded by mature shrubs. A tarmac pathway leads to the front door. A garden gate and low wall with fence separate the property from the street.

## 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.

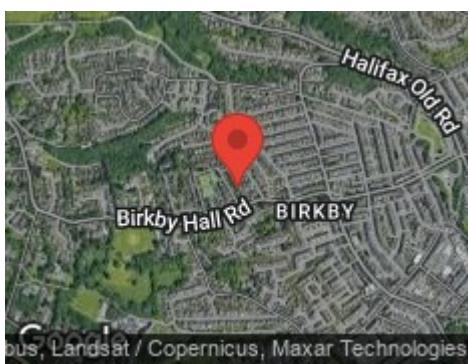
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## Road Map



## Hybrid Map



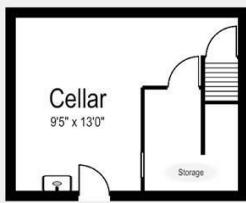
## Terrain Map



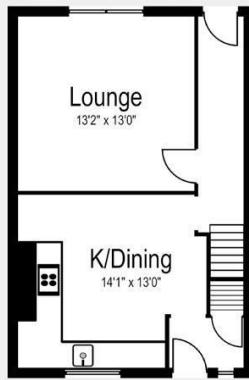
## Floor Plan

### Peter David Properties

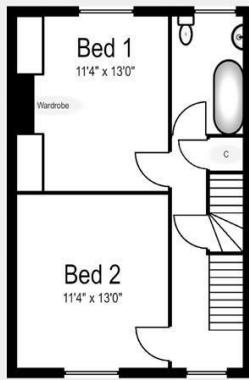
Lower Ground



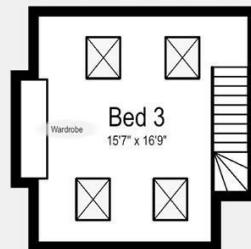
Front Ground



1st Floor



2nd Floor



HD2 2XH

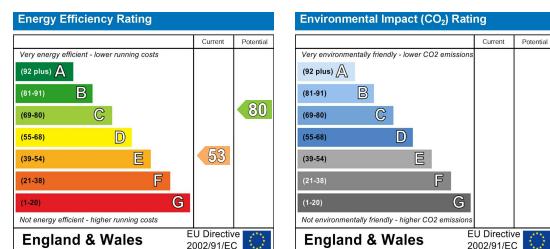
Internal - 1350ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.

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