Peter David Properties Ltd

Residential Sales and Lettings

6 Birchroyd Close

Birkby, Huddersfield, HD2 2ES

Offers in the region of £595,000

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Entrance Hallway
Enter this immaculate property via a composite door into an impressive and spacious hallway. Access to ground floor WC, kitchen, living room and dining room. There is a useful under stairs storage cupboard and a modern stylish staircase rising to the first floor accommodation.

Ground Floor WC
A ground floor WC with Karndean flooring. Comprising of WC, hand basin inset in a modern vanity unit. Also benefiting from a wall mirror and chrome towel rail.

Kitchen
A large modern kitchen with maple wood effect matching wall and base units, Karndean flooring, Corian work surfaces and ceramic sink and drainer. Integrated appliances comprise of: an eye level electric double oven, an electric hob, an extractor, a dishwasher and a fridge. A large PVCu window to the rear aspect and a PVCu window to the side provides an abundance of natural light. Benefiting from a four seater breakfast bar and providing access to the utility room.

Utility
A spacious utility room with matching hi-gloss white wall and base units, Karndean flooring, laminate work surfaces and space for three free standing appliances. Benefiting from a stainless steel sink and drainer. Access though an integral door through to the double garage and a composite door to the side.

Living Room
This dual aspect living room extends across the full width of the house. There is plenty of natural light from a large PVCu window to both the front and rear aspect The focal point of the room is the fireplace, which houses a gas fire and has a stone surround.

Dining Room
A second reception room currently utilised as a dining room which provides a neutral carpet and PVCu patio doors leading out to the rear garden. This room could be used to serve a variety of purposes.

Landing
An impressive landing with white oak spindle staircase and feature window to front aspect. Access to all bedrooms and house bathroom. There is a boarded loft with loft ladder and a walk in storage cupboard.

Master Bedroom
A large double bedroom with fitted wardrobes and side cabinets. PVCu window to rear elevation.

En-Suite
A partially tiled and laminated en-suite with Karndean flooring. Comprising of WC, a large built in vanity unit housing his and hers wash basins and a P-shaped shower with curved glass screen. Benefiting from a feature wall mirror, chrome towel rail and PVCu window to side elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and dressing table. PVCu window to rear elevation.

Bedroom Three
A third double bedroom to the front of the property. PVCu window to the front aspect.

Bedroom Four
A fourth double bedroom with PVCu window to rear aspect.

House Bathroom
A modern fully tiled house bathroom with Karndean flooring. Comprising of WC, a large hand basin with feature vanity unit and a bath with hand held shower attachment.

Benefiting from a double chrome towel rail, feature wall mirror, storage cupboard housing the water tank, and PVCu privacy window to front aspect.

Exterior

Externally the property benefits from a large driveway (with parking for up to 3 cars) and access to the integral double garage with an electric up and over door. There is a large lawn with mature trees and shrubs. To the rear of the property there is a large and enclosed private garden with mature trees and shrubs, a patio and a bark and gravelled area - perfect for entertaining guests, children or a keen gardener.

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.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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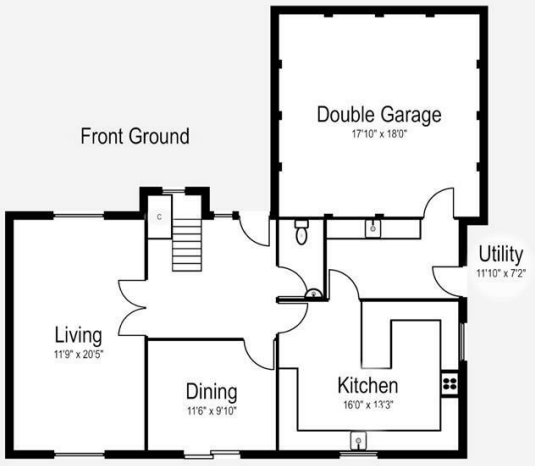
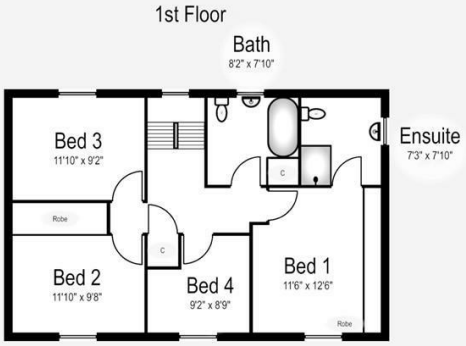




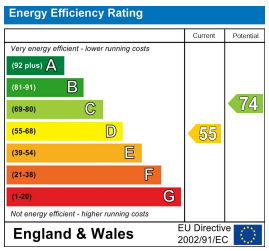
HD2 2ES
Internal - 1806ft2
External - 2011ft2
Overall - 30.29yd x 13.32yd

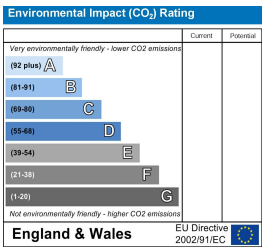
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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