Peter David Properties Ltd

Residential Sales and Lettings

2 Birchroyd Close

Birkby, Huddersfield, HD2 2ES

Offers in the region of £600,000

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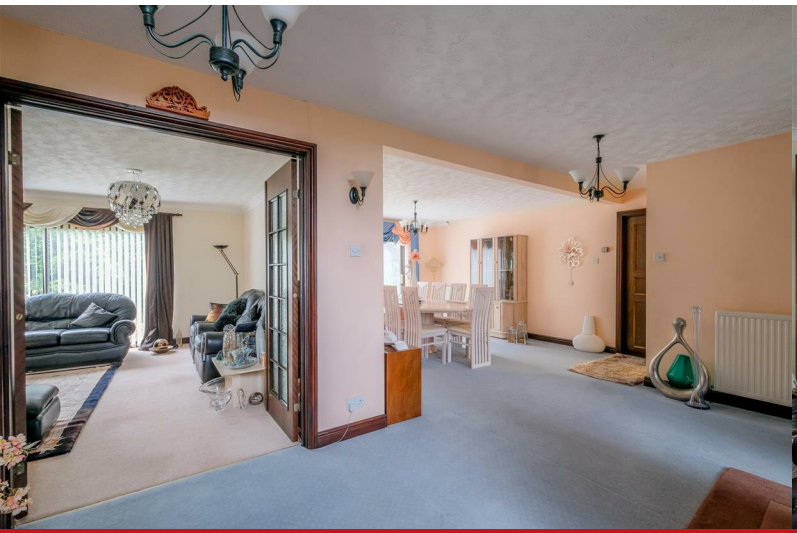

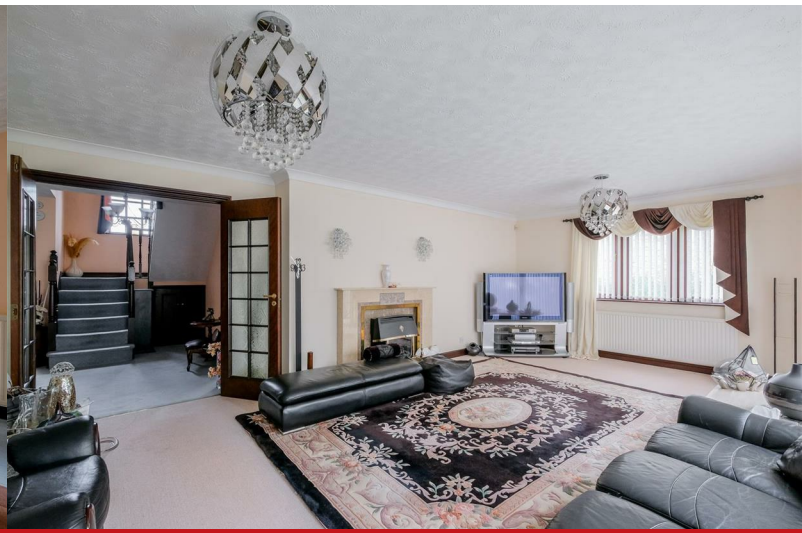

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Entrance Hallway/Reception Room
Enter this impressive property via a solid wood door with glass panels to both sides into a large hallway and spacious reception room, currently being used a dining room. Having patio doors leading out to the rear garden and steps rising to the first-floor accommodation. Access to living room, dining room, shower room and kitchen/diner. Benefiting from an understairs storage cupboard.

Groundfloor WC/Shower Room
A useful modern groundfloor fully tiled bathroom comprising of: a concealed cistern WC and wash basin with vanity unit, and a large walk-in shower cubicle with glass panel. Benefiting from an illuminated mirror and a modern vertical chrome radiator.

Cloakroom/Study
Off the hallway is this useful cloakroom or study.

Living Room
A large living room with a gas fire on a marble hearth and marble surround taking pride of place. Floor to ceiling PVCu patio windows overlook the rear garden and a further PVCu window to the side ensures this room has plenty of natural light.

Formal Dining Room
A 2nd reception room, which could be utilised as a formal dining room, having a gas fire on a marble hearth with marble surround as a focal point. PVCu patio doors lead out to the front of the property.

Kitchen/Diner
A large fully tiled kitchen/diner with tiled flooring. Comprising of: solid wood matching wall and base units, tiled worksurfaces and a ceramic sink and drainer under a PVCu window overlooking the rear garden. Integrated appliances comprise of: a double eye level electric oven, a gas hob, an extractor, a dishwasher and a fridge freezer. There is ample space for a dining table, access to the utility and a wood door to side entrance with PVCu window to side.

Utility
Off the kitchen is this good-sized utility. Having wall units, laminate worksurfaces, a stainless steel sink and drainer with tiled spashbacks and two free standing spaces for appliances, one with plumbing for a washing machine. PVCu window to side aspect. Access to the double garage.

Landing
Stairs rise from the hallway to the first-floor accommodation. A feature arched PVCu window provides plenty of natural light. Access to all bedrooms, house bathroom, storage cupboard and loft.

Master Bedroom
To the rear of the property is a spacious master bedroom with fitted wardrobes across one wall. PVCu window to rear elevation. Access to en-suite.

En-Suite
A large fully tiled en-suite. Comprising of: a WC, a wash basin, a bidet and featuring a raised corner bath with electric shower. Benefiting from a glass mirror with lights, a PVCu privacy window to rear elevation and a characterful circular window to side elevation.

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

Bedroom Three
A third double bedroom with fitted wardrobes. PVCu window to front aspect and splendid views across the valley.

Bedroom Four
A fourth double bedroom with fitted sliding mirrored wardrobes. PVCu window to rear elevation

Bedroom Five

Fifth double bedroom with fitted wardrobes and PVCu window to front, again with splendid views.

House Bathroom

An impressive fully tiled house bathroom with WC, a hand basin and a raised dias housing a sunken bath with hand-held shower. Benefiting from a mirrored cabinet and mirror. PVCu privacy window to side elevation.

Exterior

This property sits on a large plot and has private and enclosed gardens with lawns, trees and shrubs to three sides. There is a tarmac driveway (with parking for three cars) leading to an integral double garage with and electric up and over door and lighting.

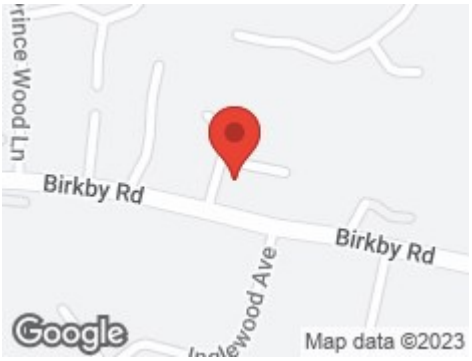
Mortgages

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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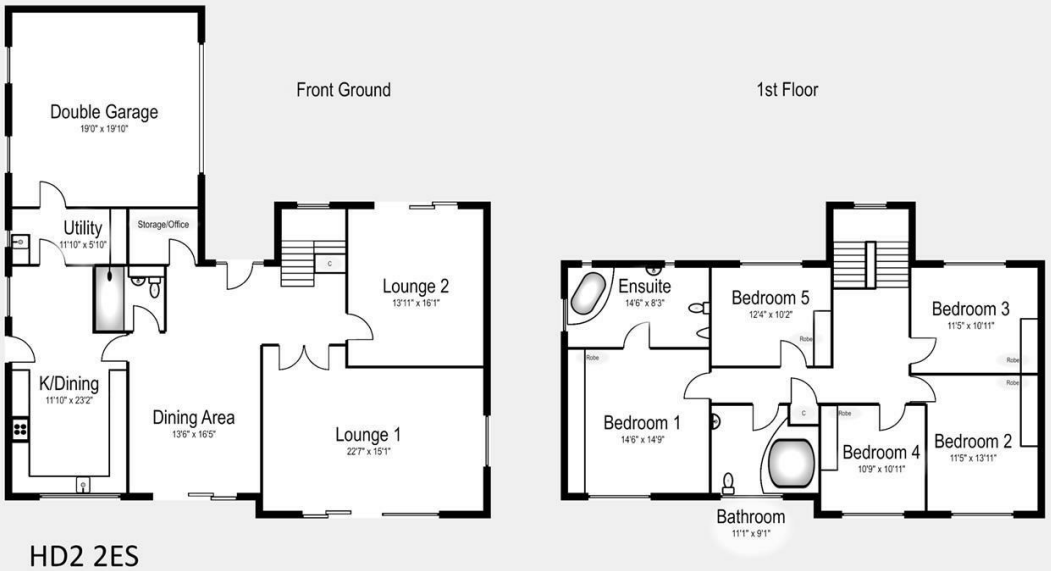


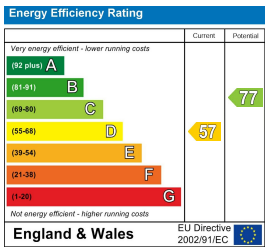
HD2 2ES
Internal - 2944ft2

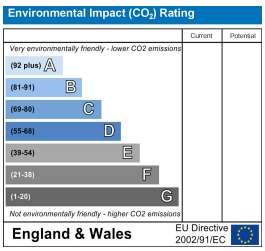
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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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