



## 12 Rosehill Drive

Birkby, Huddersfield, HD2 2GA

Offers in the region of £525,000



# 12 Rosehill Drive

## Birkby, Huddersfield, HD2 2GA

### Offers in the region of £525,000



#### Entrance Hallway

Enter the property via a composite door into this impressive hallway benefitting from a large under stairs storage cupboard. Access to the kitchen/diner, living room, second reception room and ground floor WC. A split staircase rises to the first floor accommodation.

#### Ground floor WC

A useful fully tiled ground floor WC, with tiled flooring. Comprising of a WC, a wash basin and benefitting from a chrome towel rail and a hardwood privacy double glazed window to front aspect.

#### Kitchen/Diner

A spacious kitchen diner with tiled flooring, cream matching wall and base units and granite worksurfaces. Integrated appliances comprise of an eye level electric oven, a microwave, a five ring gas hob with tiled splashback, an extractor, two undercounter fridges, a dishwasher and an inset sink and drainer under a hardwood double glazed window overlooking the rear garden. There is ample space for a family dining table. A door leads through to the utility.

#### Utility

A useful utility with tiled flooring, comprising of cream matching wall and base units providing ample storage. A hardwood double glazed window to the front aspect. and a composite door leads out to the side.

#### Second Reception room

A large carpeted second reception room, currently used as a dining room. A hardwood double glazed window overlooks the rear garden.

#### Living Room

An impressive carpeted living room with a gas fire on a marble hearth with wood surround taking pride of place. A hardwood double glazed window to the front aspect and patio doors lead through to the conservatory allowing plenty of natural light.

#### Conservatory

A hardwood double glazed conservatory with luxury tiled flooring. Double doors lead out to the rear garden.

#### Landing

A split staircase rises to the first floor landing with a feature arched window to front elevation. Access to all bedrooms and a partially boarded loft with loft ladder.

#### Master Bedroom

A spacious double bedroom with built in sliding mirrored wardrobes across one wall and built in drawers and bedside cabinets. A hardwood double glazed window to rear elevation and access to the en-suite.

#### En-Suite

A luxury fully tiled en-suite with tiled flooring. Comprising of a concealed cistern WC with surround vanity unit and granite top, an inset wash basin with vanity unit and a walk in double shower with glass panels, rain head shower and hand held shower attachment. Benefiting from a chrome towel rail and a feature inset wall mirror. A hardwood privacy double glazed window to front elevation.

#### Bedroom Two

To the rear of the property is a second double bedroom with hardwood double glazed window to the rear elevation.

#### Bedroom Three

To the front is a third double bedroom with fitted wardrobes. A hardwood double glazed window to front aspect.

#### Bedroom Four

A fourth double bedroom currently used as an office with a hardwood double glazed window overlooking the rear garden.

#### House Bathroom

A large luxury fully tiled house bathroom with tiled flooring. Comprising of: a concealed cistern WC, an inset wash basin with surround cream units and a large corner spa bath. Benefiting from a feature inset wall mirror, chrome towel rail and storage cupboards. A hardwood privacy double glazed window to front elevation.

#### Exterior

This property sits on a large plot and has an abundance of mature trees and shrubs. There is access down the side of the property to the private and enclosed rear garden with a lawn,

two decorative gravelled areas and two paved patio areas. The main feature in the garden is this Swedish built Reindeer BBQ cabin, and ideal place for family to relax or to entertain guests. To the front is a block paved driveway (off-road parking for four cars) leading to a double detached garage with an electric door and benefitting from a laundry room and a workshop. A paved pathway leads to the front door with lawns to either side.

### Laundry Room

A spacious laundry room with vinyl flooring, matching wall and base units providing ample storage space, laminate worksurfaces, tiled splashbacks and a ceramic sink and drainer under a hardwood double glazed window overlooking the front garden. There are three free standing spaces for appliances, one with plumbing for a washing machine.

### Planning Permissions

The current owners had planning permission granted for a second storey extension on the detached double garage. These plans have now lapsed. There would also be potential to extend the property (STPP).

### Mortgages

We recommend Chris Terry at Naomi Financial, 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



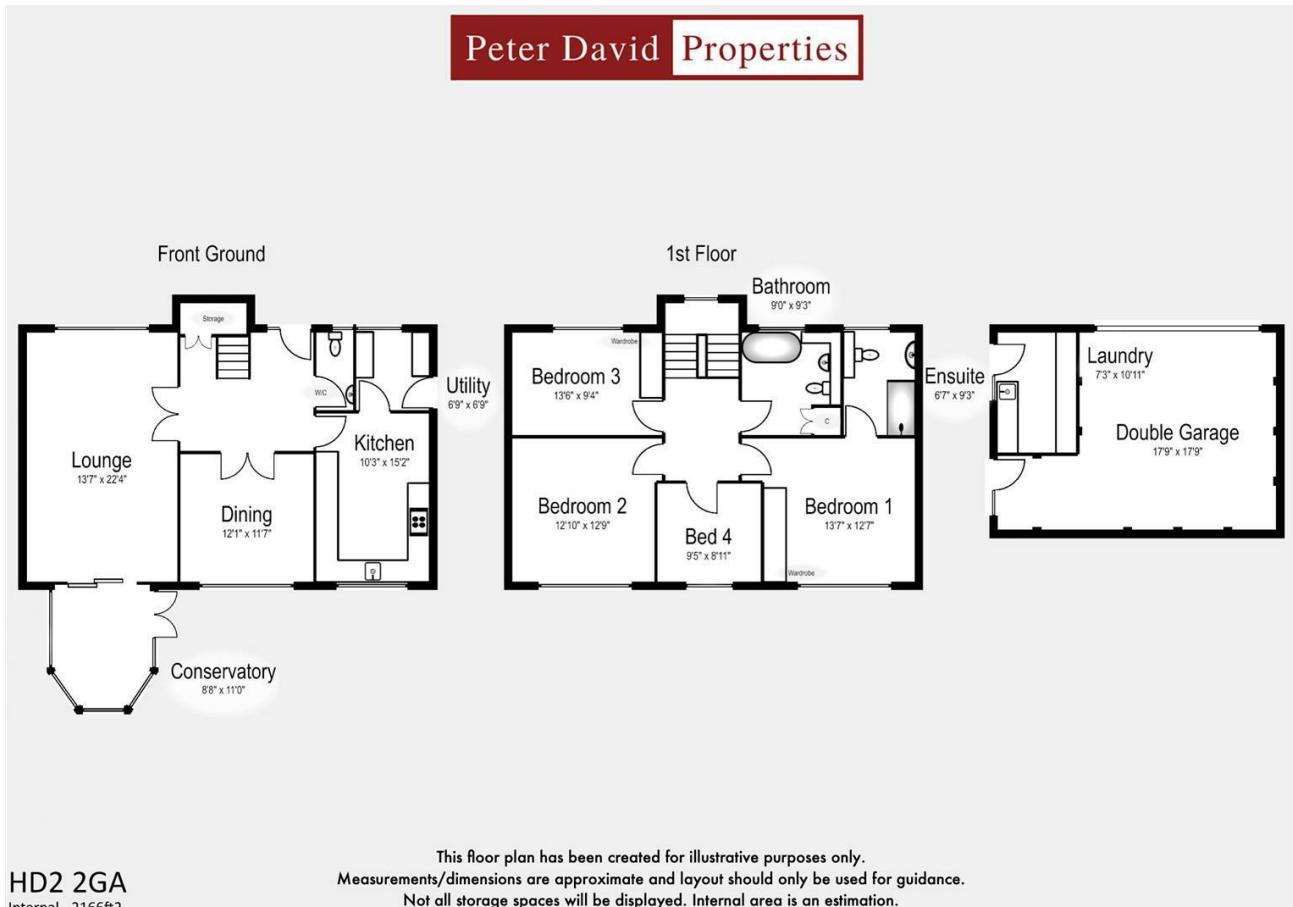
## Hybrid Map



## Terrain Map



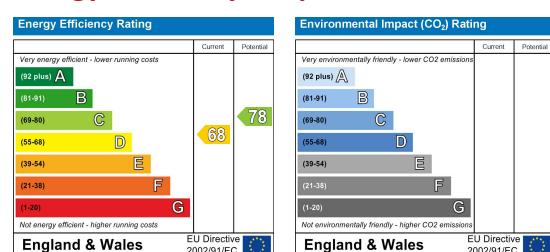
## Floor Plan



## 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, HD7 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