Peter David Properties Ltd

Residential Sales and Lettings

8 Harefield Park

Birkby, Huddersfield, HD2 2AS

Price guide £525,000

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Entrance Hallway
Accessed via a solid wood door, this commanding entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a neutral carpet which extends throughout the ground floor, providing access to the living room, the kitchen diner, the ground floor WC and the additional reception room/bedrooms.

WC
A useful WC room with a hand basin and solid wood window to the front aspect.

Living Room
Double doors lead from the entrance hallway into this dual aspect living room which extends across the full width of the house. There is plenty of natural light from a large window to the front aspect and solid wood french doors to the rear. The focal point of the room is the fireplace, which houses a gas fire and has a marble with wood surround.

Kitchen Diner
A spacious and beautifully appointed kitchen diner, which has grey slate karndean flooring, cottage-style wall and base units and black granite work surfaces. Featuring integral NEFF appliances, including: a dishwasher, a fridge freezer, a microwave, an electric double oven, a four ring gas hob with an extractor fan. The kitchen also benefits from a glass splashback, an inset stainless steel sink and drainer with an insinkerator, plinth floor heater and a breakfast bar. There is also ample space for a dining area. Window to the rear and side aspect.

Utility
Adjacent to the kitchen and with the same karndean flooring, the utility room provides matching wall and base units to the kitchen, with grey worktops. There is door providing access to the side of the property and access to the garage through an internal door.

Bedroom Five/ Reception Room Two
A large additional reception or dining room which could also be used as a fifth double bedroom. Access from both the kitchen and entrance hallways. With a window to the rear aspect.

Bedroom Six/ Office
A third reception room leading from the kitchen/diner. The room is currently used as an office but could also be used as either a sixth double bedroom, a snug or a playroom. With a window to the front aspect.

Landing
To the landing there is a loft hatch, a useful storage cupboard and a window to the front aspect.

Master Bedroom
An impressive master bedroom which features a walk in wardrobe and window to the front elevation. Benefiting from black-out blinds.

Dressing Room
A walk in wardrobe with fitted wardrobes and window to the side elevation.

En-suite (Master)
A fully tiled e-suite, briefly comprising: a large walk shower cubicle with a power shower, a WC, a hand basin and an LED mirror. Also featuring underfloor heating, a chrome radiator and a large storage cupboard. Benefiting from ceramic tiled flooring and double glazed window to rear elevation.

Bedroom Two
A large second double bedroom with en-suite and window to the front elevation. Benefiting from black out blinds.

En-suite (Bedroom Two)
A partially tiled en-suite, comprising: a shower cubicle, a WC and a hand basin. There is tile-effect flooring and a window to the side elevation.

Bedroom Three
A third double bedroom with a window to the rear elevation and fitted wardrobes and desk.

Bedroom Four
A fourth double bedroom and window to the rear elevation.

House Bathroom
A partially tiled house bathroom with a four piece suite,

briefly comprising: a shower cubicle with a power shower, a WC, a bath and a hand basin with a wall mounted cabinet and mirror. The bathroom has the luxury of underfloor heating, ceramic tiled flooring and there is a wall-mounted chrome radiator. There is a double glazed window side elevation.

Exterior

Externally the property benefits from a driveway providing access to the integral double garage. There are mature gardens to the front and access to the side of the property to the substantial private and enclosed garden to the rear. The rear garden features both a patio and a lawn - perfect for entertaining guests, children or a keen gardener! There are shrubs and border plants, as well as outside taps at both the front and rear.

Garage

A double garage with electric doors and lighting, also benefiting from large a fitted workspace , fitted storage cupboards and over head storage.

Mortgages

We recommend Chris Terry at Just Mortgages who is on hand to discuss all of your mortgage and protection needs. Chris is available both in branch, telephone and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

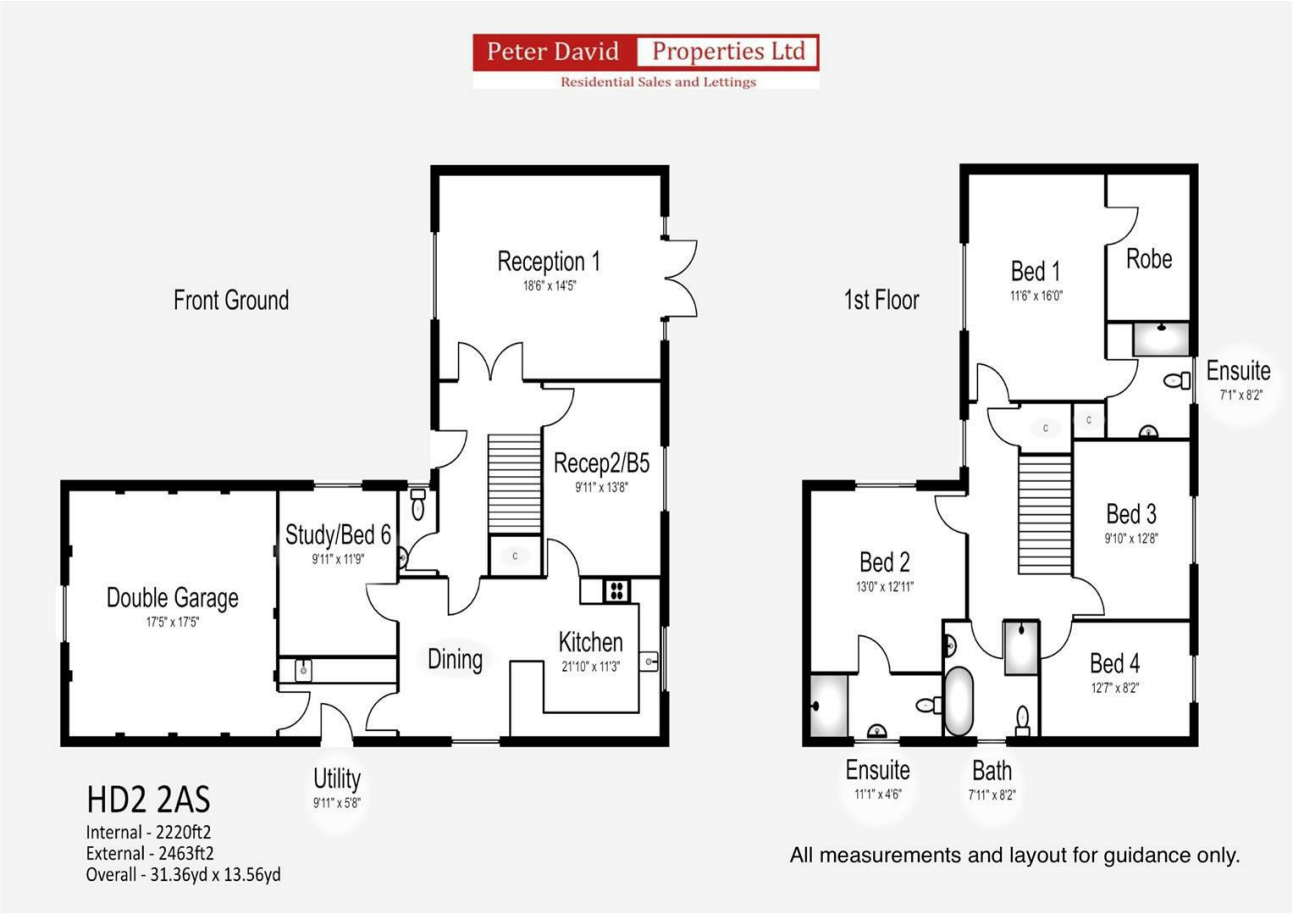
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

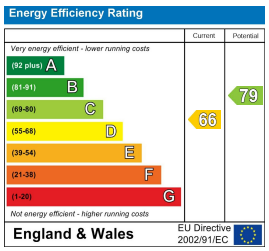
Floor Plan

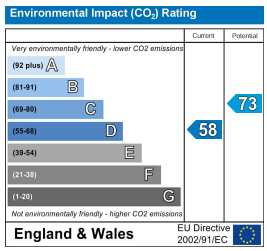


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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