Peter David Properties Ltd

Residential Sales and Lettings

11 Valley Head

Birkby, Huddersfield, HD2 2DH

Price guide £425,000

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Ground Floor -

Entrance Hallway
Access the property via a composite door with feature window to the side. Featuring ceramic tiled flooring and double doors lead into the dining room.

Dining Room
A large spacious dining room with PVCu double French doors leading out on to a decked balcony with balustrade and providing superb views over Grimescar Valley, perfect for entertaining. A further PVCu window ensures this room has plenty of natural light. Off the dining room is access to the kitchen, the downstairs cloakroom/WC and living room Stairs flow down to the lower ground hallway.

Cloakroom/WC
A useful cloakroom featuring ceramic tiled flooring and shelving. Leading off the cloackroom there is a fully tiled WC with hand basin. Benefiting from a mirrored wall cabinet and PVCu privacy window to front aspect.

Kitchen
A large and spacious breakfast kitchen with matching wood effect wall and base units, stylish worksurfaces, tiled splashbacks and terracotta tiled flooring. The kitchen features a central island with integrated NEFF two ring gas hob, dishwasher and seating for up to four people. Additionally there is a bespoke wooden window seat providing extra storage. There is space for an American fridge/freezer and a free standing range style cooker with extractor and stainless steel splashback. Also benefitting from a two and a half bowl stainless steel sink and drainer. The room has dual aspect with rear and side PVCu windows providing splendid views over the valley.

Bedroom Five/ Reception room three
This third reception room leads off from the kitchen and could be used to serve a variety of purposes (a fifth double bedroom, a study or a snug). Featuring oak laminate flooring and PVCu window to front aspect.

Living Room
This large dual aspect living room extends across the full width of the house and has PVCu windows to front and rear. A stone fireplace with electric fire takes pride of place.

Lower Ground Floor -
All lower ground bedrooms have recently been refurbished with new carpets.

Hallway
Providing access to bedrooms, house bathroom, utility and under stairs storage cupboard. A composite door leads out to the rear garden.

Utility
A useful utility with matching wall and base units, laminate work surface and vinyl flooring. Benefiting from stainless steel sink and drainer. This room also houses the boiler and electrics. There is plumbing for a washing machine and ample space for a further free standing appliance.

Master Bedroom
This large master bedrooms provides ample space and initial access is via the the dressing room. PVCu window to the rear aspect.

En-Suite
An especially large en-suite comprising of a sunken bath, hand basin with vanity unit, separate fully tiled shower cubicle and vinyl flooring. There is a separate WC with PVCu privacy window.

Bedroom Two
A double bedroom with PVCu window to rear aspect.

Bedroom Three
A further double bedroom with PVCu window to rear aspect.

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

House Bathroom
A partially tiled house bathroom with three piece suite comprising, WC, hand basin, bath with overhead shower and folding glass screen. Tiled flooring and PVCu privacy window to rear.

Exterior
This property is located at the end of a quiet cul-de-sac and occupies a large corner plot, providing garden to fours sides. To the front of the property there is a lawned area with flowerbeds and shrubs and a driveway (providing parking for up to five cars) which leads to a double detached garage. To the side of the property are steps leading down to the rear with extensive views across Grimescar valley, a lawned area and further steps leading down to a tiered garden with an abundance of trees and mature shrubs.

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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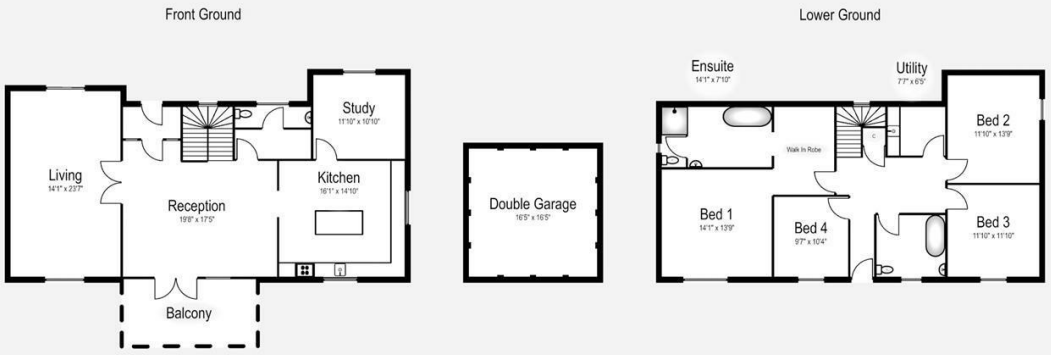


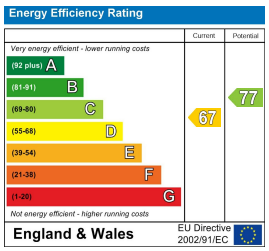
HD2 2DH
Internal - 2655ft2
External - 2923ft2
Overall - 43.62yd x 11.89yd

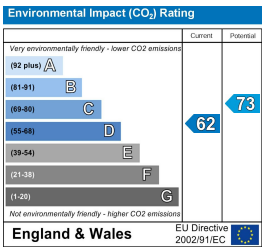
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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