Peter David Properties Ltd

Residential Sales and Lettings

5 Harefield Park

Birkby, Huddersfield, HD2 2AS

Price guide £529,950

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Entrance hallway
Accessed via a solid wood door, this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a neutral carpet which extends through to the living room and under stair storage cupboard. Providing access to the living room, the kitchen diner, the ground floor WC and the dining room.

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

Kitchen/Diner
A spacious kitchen/diner with matching wall and base units and solid wood work surfaces, featuring luxury vinyl flooring which flows throughout the dining room, utility and orangery. Benefiting from integral appliances, including: a dishwasher, an electric oven, a four ring gas hob with an extractor fan. The kitchen also benefits from tiled splash-black, a porcelain sink and drainer and a breakfast bar. There is also ample space for a dining table and an open aspect snug/office room. Access to both the utility room and dining room. Window to the rear and side aspect.

Snug/Office
Leading off the kitchen diner this open aspect room provides a useful extra space for a variety of purposes (a snug, an office, a playroom). PVCu window to front aspect.

Utility
Adjacent to the kitchen, the utility room provides matching wall and base units to the kitchen, with laminate worktops. There is composite door providing access to the side of the property.

Dining Room
Leading off the kitchen/diner this formal dining room provides open aspect living space through to the large orangery, this room is ideal for entertaining and provides splendid views over Grimescar valley.

Orangery
A large Orangery with solid roof and feature stone wall, this room provides stunning views across the Grimescar valley. PVCu windows and french doors leading to the rear garden.

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 sliding glass doors to the rear leading into the orangery. The focal point of the room is the fireplace, which houses a gas fire and has a marble with wood surround.

Master Bedroom
An luxury master bedroom which features a walk in wardrobe and PVCu window to the front elevation.

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

En-suite
A partially tiled e-suite, briefly comprising: a shower cubicle, a bath, a WC, a hand basin. Vinyl wood effect flooring and solid wood windows to the rear elevation.

Bedroom Two
A large second double bedroom with en-suite and PVCu window to the front elevation.

En-suite (bedroom two)

A partially tiled en-suite, comprising: a shower cubicle, a WC and a hand basin. There is natural carpet and a solid wood window to the rear elevation.

Bedroom Three

A third double bedroom with a solid wood window to the rear elevation.

Bedroom Four

A fourth double bedroom with solid wood window to the rear elevation.

House Bathroom

A partially tiled house bathroom with a five piece suite, briefly comprising: a shower cubicle, a WC, a bath, a bidet and a hand basin. There is a solid wood window side elevation.

Exterior

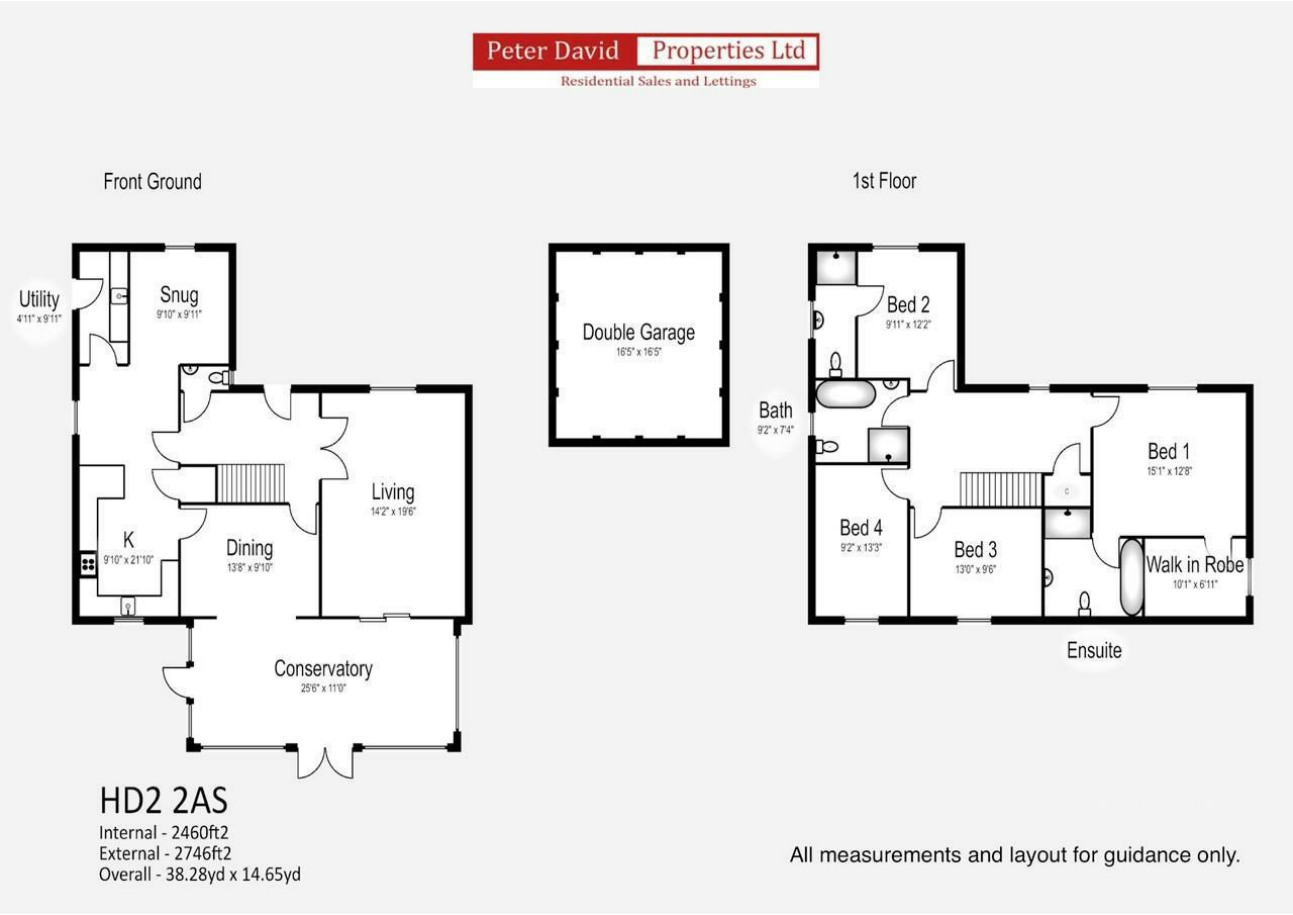
Externally this property provides a substantial amount of outside space. There is a large driveway (with parking for up to four cars) four grassed areas to the front and a detached double garage with up and over electric door. To the rear a large patio and grassed area from which the views can be truly appreciated. Additionally there is a summer house with electrics.

Road Map

Hybrid Map

Terrain Map

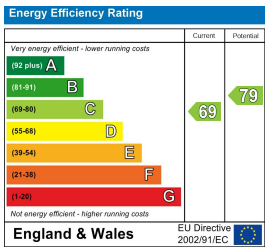
Floor Plan

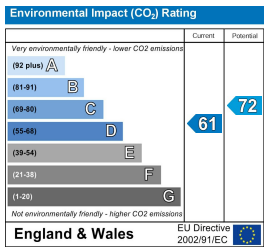


Viewing

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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