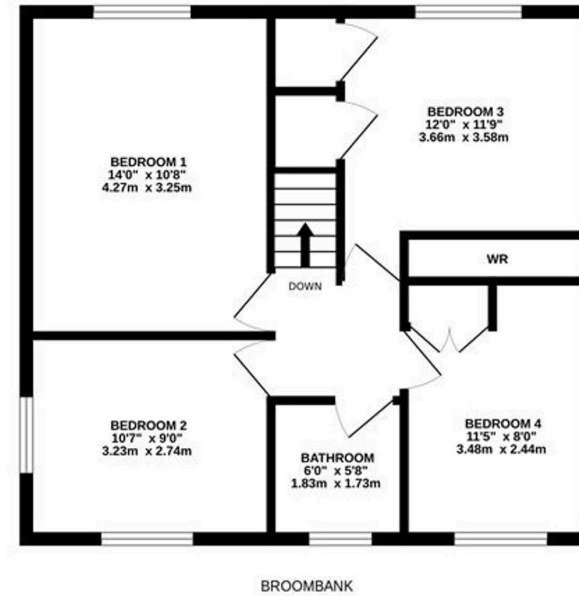
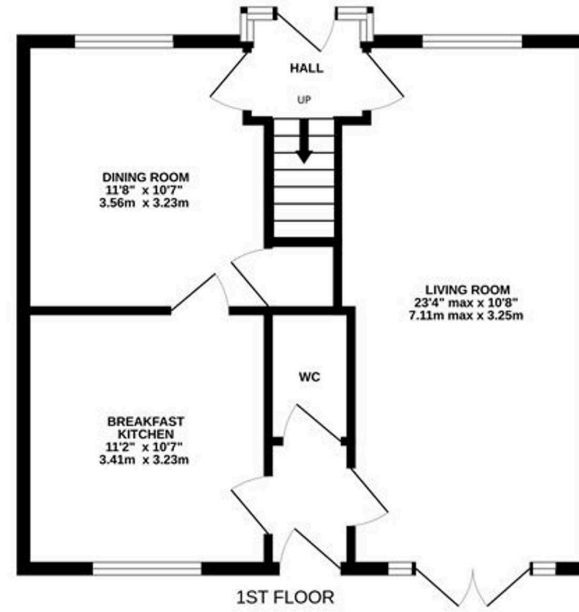




17 Broombank, Birkby
Huddersfield

Offers in Region of **£375,000**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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17 Broombank

Birkby, Huddersfield

An attractive, well presented four bedroom double fronted detached house, situated at the head of a cul-de-sac within a generous corner plot affording a good degree of privacy and bordering woodland to one side.

The property has planning permission granted for a sizeable two story and single-story extension which can be viewed on Kirklees website using application number 2022/62/93936/w.

At present the accommodation comprises entrance lobby, living room, dining room, kitchen, and downstairs W.C. First floor landing leading to four bedrooms and bathroom. There is a driveway providing off road parking for a number of vehicles, detached double garage and attached car port together with gardens laid out to front side and rear.

Property is well placed for access to both town centre and Junction 24 of the M62 Motorway.



ENTRANCE HALL

PVCu and frosted double glazed door opens into an entrance lobby, this has frosted PVCu double glazed windows to either side of the door providing additional natural light, there is a ceiling light point and staircase rising to the first floor. From the lobby access can be gained to the living room and dining room.

LIVING ROOM

Dimensions: 7.11m x 3.25m max (23'4 x 10'8 max). As the dimensions indicate this is a generously proportioned reception room which has a PVCu double glazed window looking out over the front garden together with PVCu floor to ceiling double glazed windows to the rear together with French doors all of which provide this room with plenty of natural light. There are two central heating radiators, two ceiling light points, ceiling coving and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a log effect gas fire which rests on a conglomerate marble hearth. To one side a door gives access to a rear lobby.

REAR LOBBY

With a PVCu and frosted double glazed door leading to the garden, there is an inset ceiling spotlight and from here access can be gained to a downstairs W.C and breakfast kitchen.

DOWNSTAIRS W.C.

Dimensions: 1.73m x 0.97m (5'8 x 3'2). With inset ceiling down lighters, extractor fan, central heating radiator and fitted with a suite comprising pedestal was basin with tile splashback and low flush W.C with concealed cistern.





BREAKFAST KITCHEN

Dimensions: 3.40m x 3.23m (11'2 x 10'7). With PVCu double glazed window looking out over the rear garden and with a lovely wooded aspect beyond, there are inset ceiling downlighters, ceiling coving fitted with a range of modern base and wall cupboards, draws, these are complimented by contrasting overlying worktops with tiled splashback, there is an inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, glazed display cupboards, four ring halogen hob with extractor hood over and stainless steel electric fan assisted oven beneath, wine rack, integrated fridge, integrated freezer, breakfast bar and kick space heater. From the kitchen a door gives access to the dining room.

DINING ROOM

Dimensions: 3.56m x 3.23m (11'8 x 10'7). With PVCu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and a useful storage cupboard situated beneath the staircase.

FIRST FLOOR LANDING

With ceiling light point, loft access and central heating radiator.

BEDROOM ONE

Dimensions: 4.27m x 3.25m (14'0 x 10'8). This is situated to the front of the property and has a PVCu double glazed window looking out over the garden with views beyond across to Grimescar woods. There is a ceiling light point and central heating radiator.

BEDROOM TWO

Dimensions: 3.23m x 2.74m (10'7 x 9'0). Situated to the rear of the property and enjoying lovely aspect over the garden and woodland from windows to both rear and side elevations. There is a ceiling light point and central heating radiator.

BEDROOM THREE

Dimensions: 3.66m x 3.58m (12'0 x 11'9). This is situated adjacent to bedroom number one and enjoys a similar aspect through a PVCu double glazed window. There is a ceiling light point, central heating radiator, cylinder cupboard situated over the bulkhead, walk-in wardrobe and with a fitted floor to ceiling mirror fronted sliding door wardrobe.



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BATHROOM

Dimensions: 1.83m x 1.73m (6'0 x 5'8). With inset ceiling downlighters, ceiling coving, frosted PVCu double glazed window, floor to ceiling tiled walls, large, fitted mirror, central heating radiator and fitted with suite comprising corner pedestal wash basin with chrome mixer tap, low flush W.C and panelled bath with by-fold shower screen and electric shower fitting over.

BEDROOM FOUR

Dimensions: 3.48m x 2.44m (11'5 x 8'0). With PVCu double glazed window looking out across the rear garden and with lovely, wooded aspect beyond, there is a ceiling light point, central heating radiator and louvre door fitted wardrobe.

GARDEN

Property stands within a generous corner plot boarded by woodland. Immediately in front of the house there is a lawned garden with a central flagged pathway leading to the front door, which is boarded by trees and shrubs proving a good degree of privacy. To the far side of the driveway there is a further lawned garden which is boarded by laurel. Between the house and double garage there is a wrought iron gate with flagged pathway and blue slate chipping boarder. This gives access to the rear garden where there is a further timber hand gate. To the rear there is lawned garden which spans the full width of the property together with a rockery, there are steps rising to a flagged patio, in the top left-hand corner there is a timber garden shed and the garden is well screened offering an excellent degree of privacy and with a lovely aspect over woodland. There is an outside power point, outside lighting and from the rear garden there is access through a courtesy door to the double garage as well as the car port.

Driveway

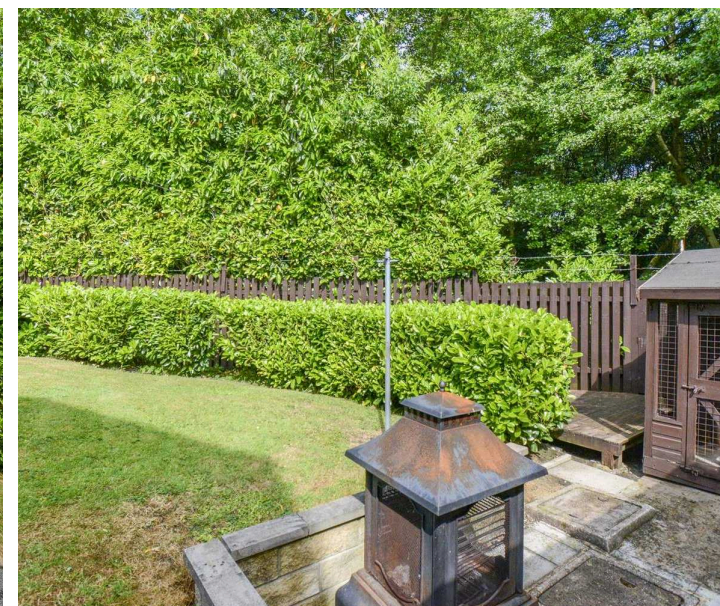
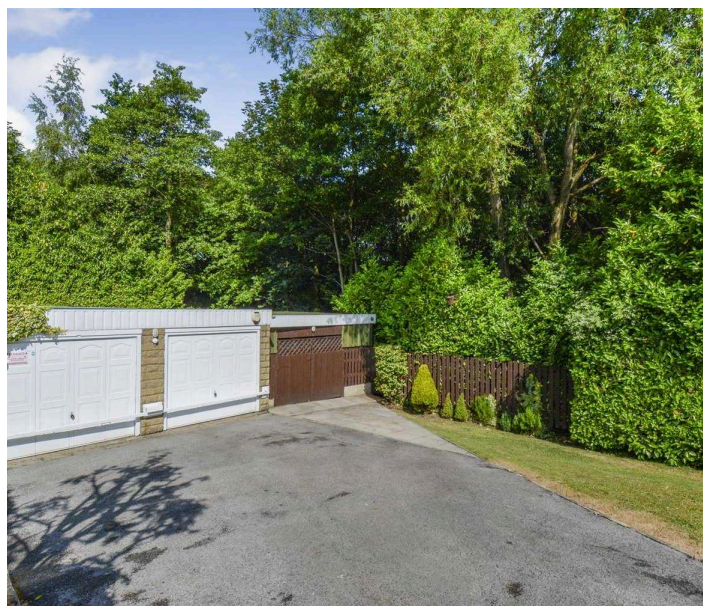
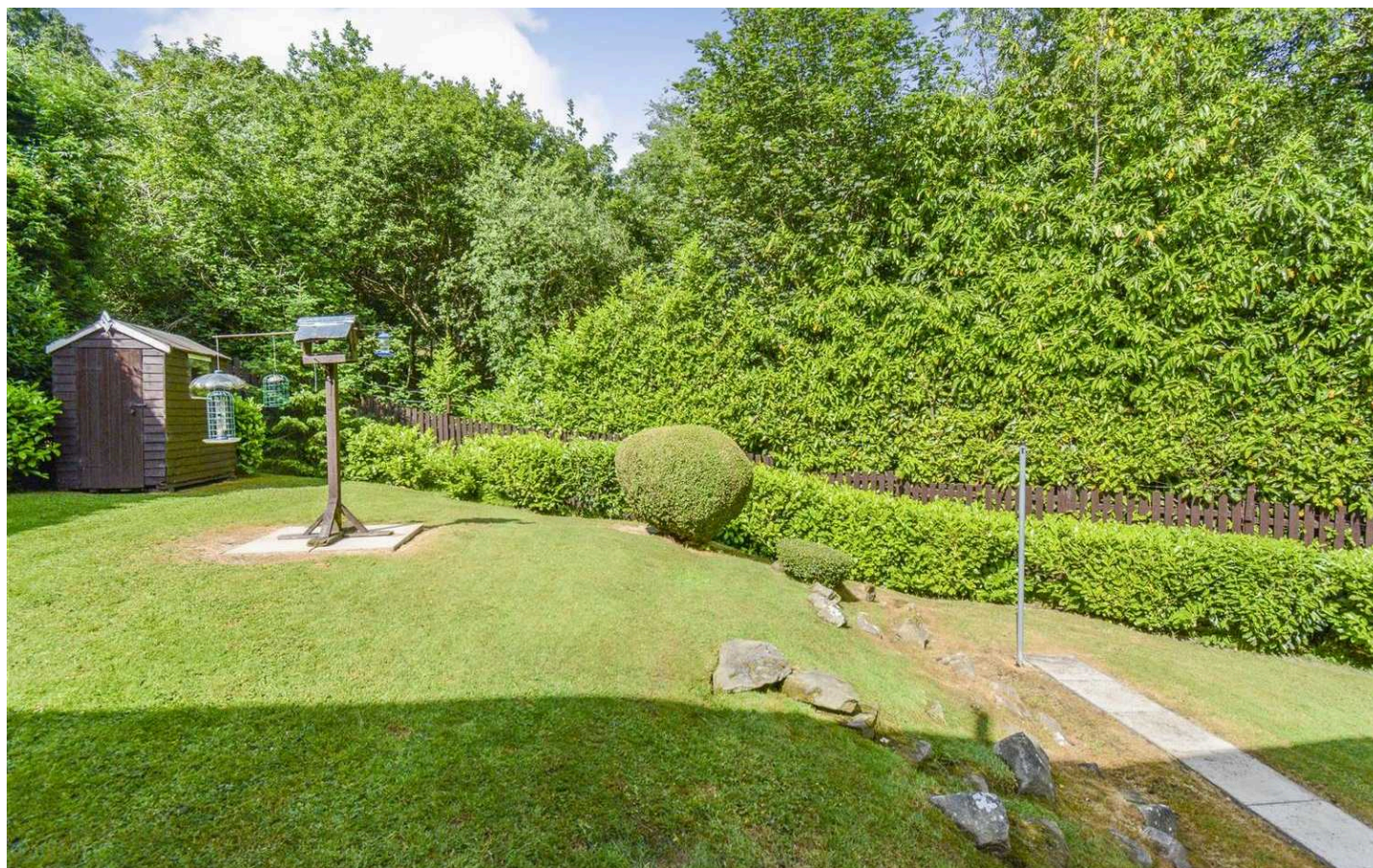
3 Parking Spaces

To the right-hand side of the property there is a tarmac and flagged driveway which provides off road parking for several cars and intern leads to a double garage and attached car port.

Double garage

(17'5 X 17'5) With two up and over doors, power, lights and to the rear of the garage the door gives access to a workshop. WORKSHOP (16'0 X 7'0) With 3 ceiling light points, single drainer stainless steel sink, plumbing for automatic washing machine, central heating radiator and with a courtesy door giving access to the rear.

CAR PORT (15'0 X 14'7) With twin timber doors and wall light.





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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