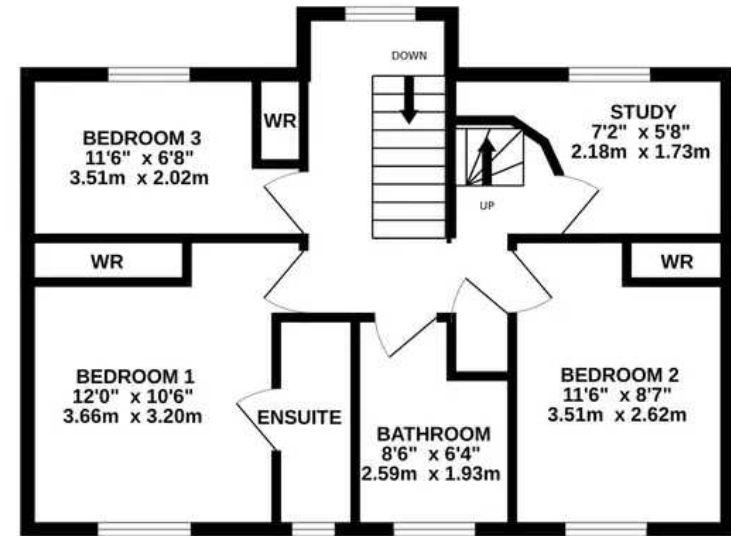




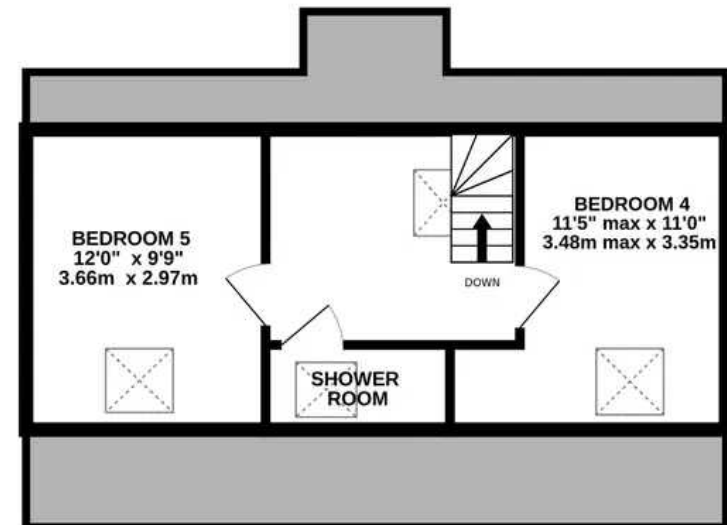
29 Whitebeam Park, Huddersfield
Huddersfield

Offers in Region of **£515,000**

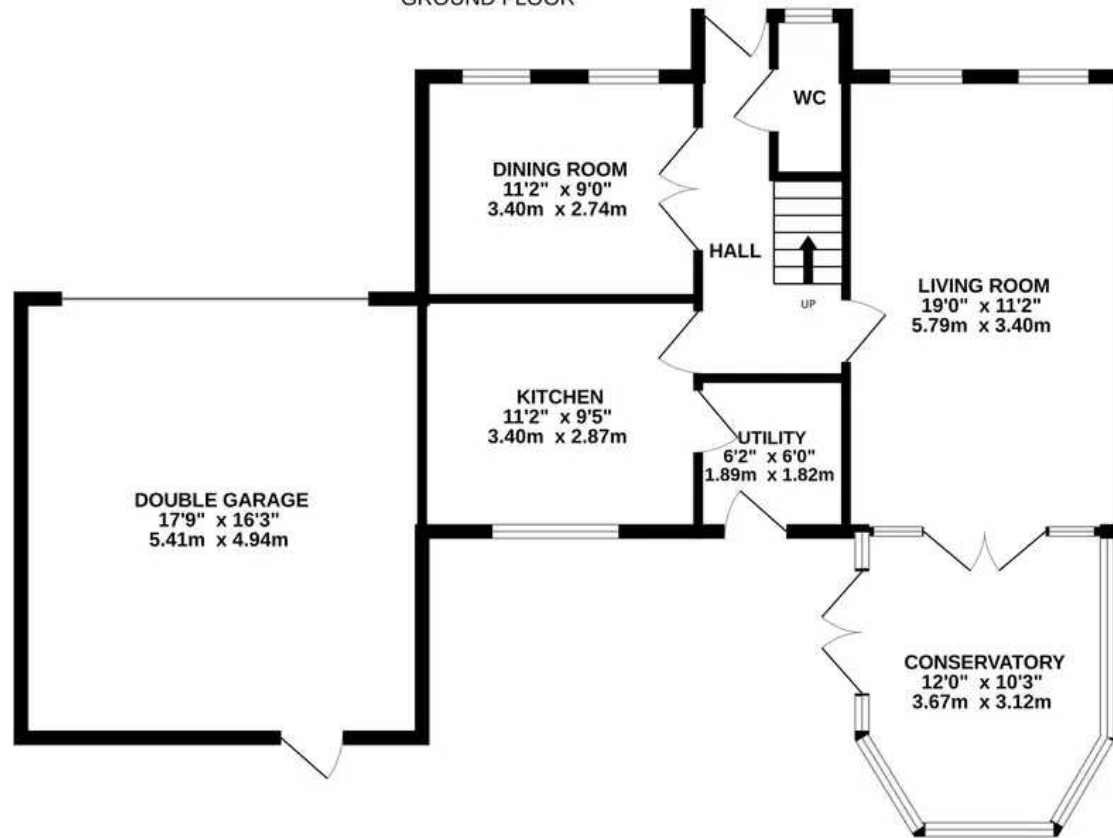
1ST FLOOR



2ND FLOOR



GROUND FLOOR



WHITEBEAM PARK

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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29 Whitebeam Park

Birkby, Huddersfield

Situated at the top of the cul de sac, a five bedroom double fronted detached house with attached double garage, overlooking a southerly facing rear garden and with views at the front across to Grimescar woods.

This spacious family home has accommodation arranged over three floors with PVCU double glazing, gas central heating, security alarm and briefly comprising to the ground floor entrance hall, downstairs WC, living room with conservatory, dining room, breakfast kitchen and utility room. First Floor landing leading to three bedrooms with master en suite, bathroom and study. Second floor, two further bedrooms and shower room. Externally there is a double width tarmac driveway leading to an attached double garage together with gardens laid out to front and rear.





Ground Floor

A composite panelled and frosted double glazed door opens into the entrance hall, this has a ceiling light point, ceiling coving, laminate flooring, central heating radiator and to one side a spindled staircase rises to the first floor, from the hallway access can be gained to the following rooms..-

Downstairs WC

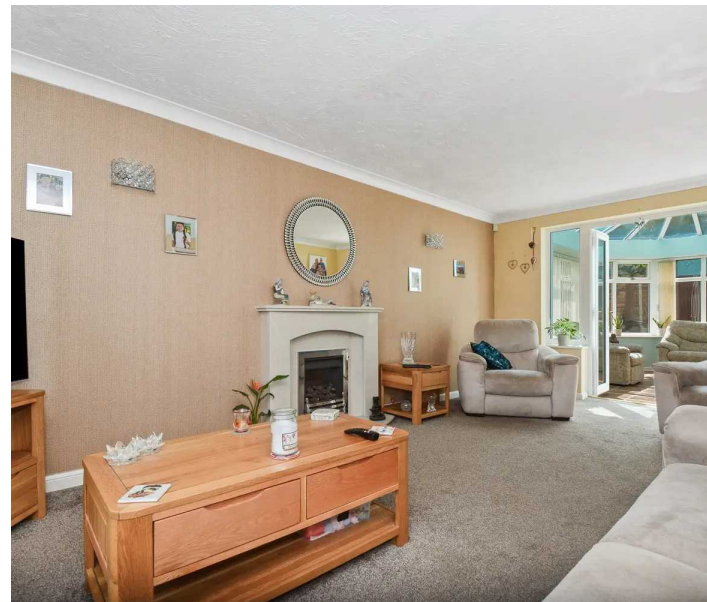
6' 6" x 2' 6" (1.98m x 0.76m)

With a frosted PVCU double glazed window, ceiling light point, central heating radiator, laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome Monobloc tap and tiled splash back together with a low flush WC.

Living Room

19' 0" x 11' 2" (5.79m x 3.40m)

A well proportioned reception room which has two PVCU double glazed windows looking out over the front garden together with PVCU double glazed windows and french doors to the rear which give access to the conservatory. There is ceiling coving, four wall light points, two central heating radiators and as the main focal point of the room there is a feature marble fire place which is home to a coal effect gas fire resting on a marble hearth.



Conservatory

12' 0" x 10' 3" (3.66m x 3.12m)

Once again this is a well proportioned room which enjoys a southerly aspect over the rear garden and has PVCU double glazed windows and french doors, Pelmet led down lighters and tiled flooring.

Kitchen

11' 2" x 9' 5" (3.40m x 2.87m)

With PVCU double glazed window looking out over the rear garden, there is a ceiling light point, laminate flooring and fitted with a range of cream base and wall cupboards, drawers, these are complimented by overlying granite worktops which include circular granite breakfast bar, there are tiled splash backs, inset sink with chrome mixer tap, glazed display cupboard with glass shelving and down lighter, Rangemaster cooker with extractor hood over, integrated dishwasher, integrated fridge and integrated freezer. To one side a door gives access to a utility room.

Utility Room

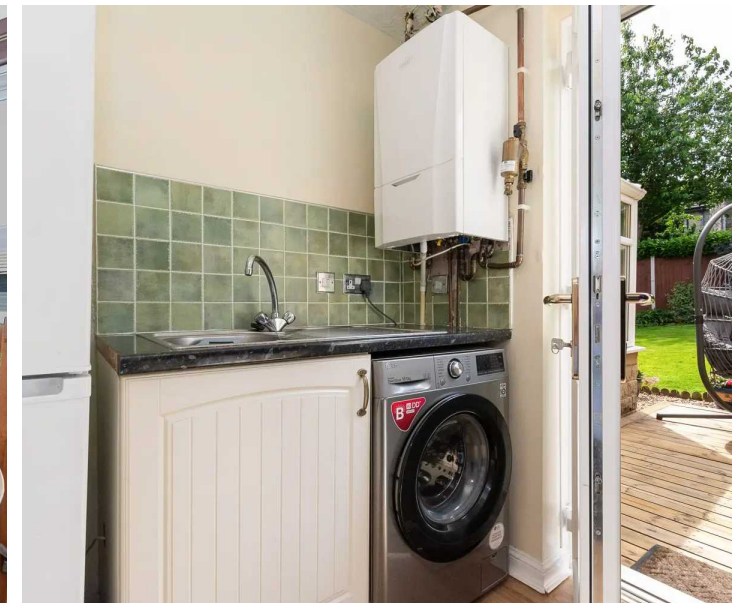
6' 0" x 6' 2" (1.83m x 1.88m)

With ceiling light point, laminate flooring, base cupboard with overlying worktop and inset single drainer stainless sink with chrome mixer tap and tiled splash back, there is under counter space for washing machine, space for fridge freezer, wall mounted ideal gas fired central heating boiler, central heating radiator and PVCU sealed unit double glazed door giving access to the rear garden.

Dining Room

11' 2" x 9' 0" (3.40m x 2.74m)

This is approached through twin timber doors and is situated adjacent to the living room with two PVCU double glazed windows looking out over the front garden and with views stretching across to Grimescar woods. There is a ceiling light point, ceiling coving, central heating radiator and laminate flooring.





First Floor

Landing

With a PVCU double glazed window with views across to Grimescar woods, there is a ceiling light point, useful storage cupboard. From the landing access can be gained to the following rooms..-

Bedroom One

12' 0" x 10' 6" (3.66m x 3.20m)

A double room with PVCU double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and a fitted floor to ceiling sliding door mirror front wardrobe. To one side a door gives access to an en suite shower room.

En Suite Shower Room

8' 6" x 3' 2" (2.59m x 0.97m)

With ceiling light point, extractor fan, frosted PVCU double glazed window, part tiled walls, tiled floor, shaver socket, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome mixer tap, low flush WC and shower cubicle with chrome shower fitting.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

Once again this enjoys a pleasant aspect over the rear garden through a PVCU double glazed window, there is a ceiling light point, central heating radiator and fitted wardrobe.



Bedroom Three

11' 6" x 6' 8" (3.51m x 2.03m)

This has a PVCU double glazed window with views across to Grimescar woods, there is ceiling light point, central heating radiator and a fitted wardrobe.

Bathroom

8' 6" x 6' 4" (2.59m x 1.93m)

With frosted PVCU double glazed window, ceiling light point, shaver socket, part tiled walls, tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin. Low flush WC and panelled bath with mixer tap incorporating hand spray.

Inner Lobby

With inset led down lighter, stair case rising to the second floor and with a door giving access to a study.

Study

7' 2" x 5' 8" (2.18m x 1.73m)

With a PVCU double glazed window with views across to Grimescar woods, there are inset ceiling down lighters and central heating radiator.





Second Floor

Landing

With a Velux double glazed window and inset led down lighters, from here access can be gained to the following rooms..-

Bedroom Four

12' 0" x 9' 9" (3.66m x 2.97m)

With inset led down lighters, Velux double glazed window and central heating radiator.

Bedroom Five

11' 0" x 11' 5" (3.35m x 3.48m)

With Velux double glazed window, central heating radiator and inset led down lighters.

Shower Room

7' 6" x 3' 6" (2.29m x 1.07m)

With a Velux double glazed window, part tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome Monobloc tap, low flush WC and tiled shower cubicle with chrome shower fitting.

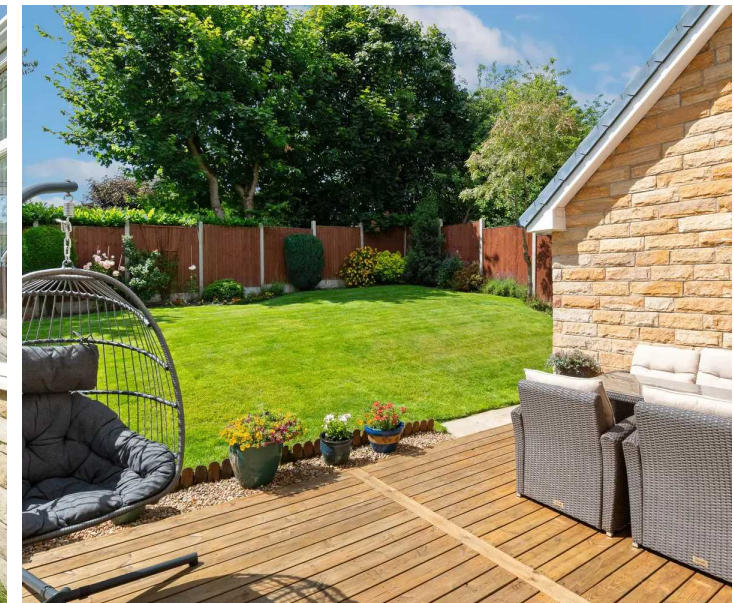
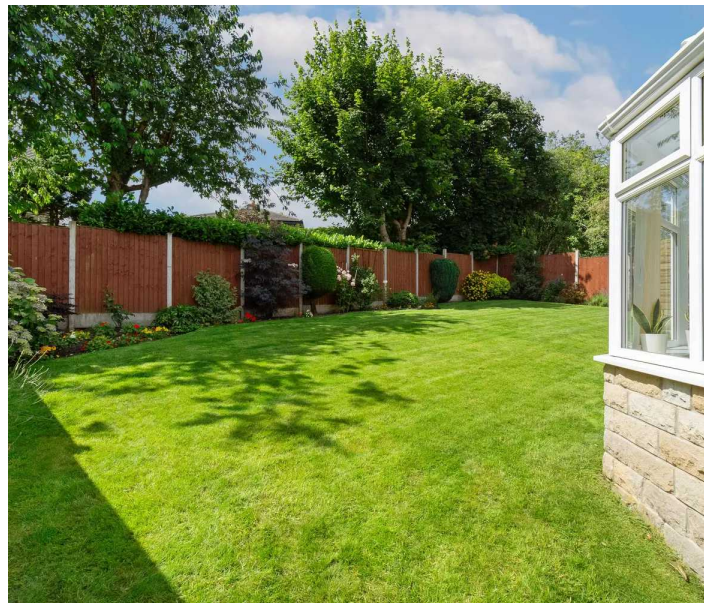


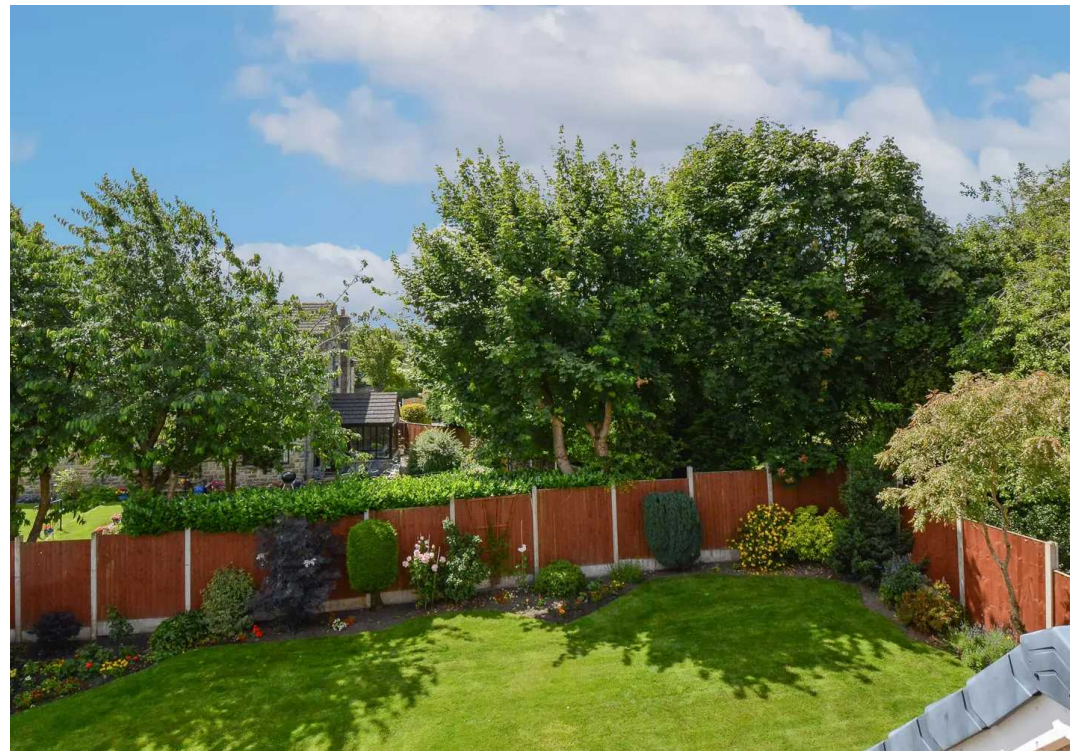
Garden

To the front of the property there is a low maintenance garden with a lawn, planted flowers and shrubs, gravelled and flagged area. To the right hand side of the double garage there is a flagged pathway with timber hand gate giving access to the rear. The rear garden is generously proportioned and enjoys a southerly aspect with shaped lawn, planted trees, flowers and shrubs together with an area of timber decking which can be accessed from the conservatory and the utility room. There is an outside cold water tap and external lighting.

Allocated parking

To the right hand side of the property there is a double width tarmac driveway which provides off road parking and in turn leads to an attached double garage. Double Garage is 17'9" x 16'3" with an electric sectional door, courtesy door, power, light and with some useful roof void storage.





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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