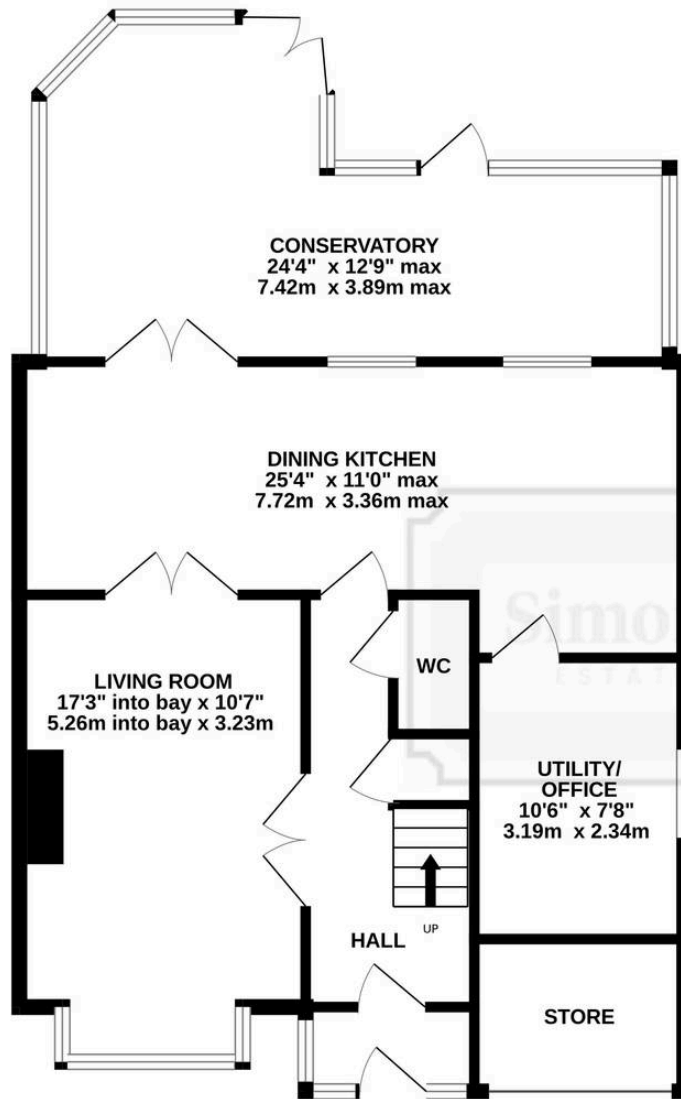




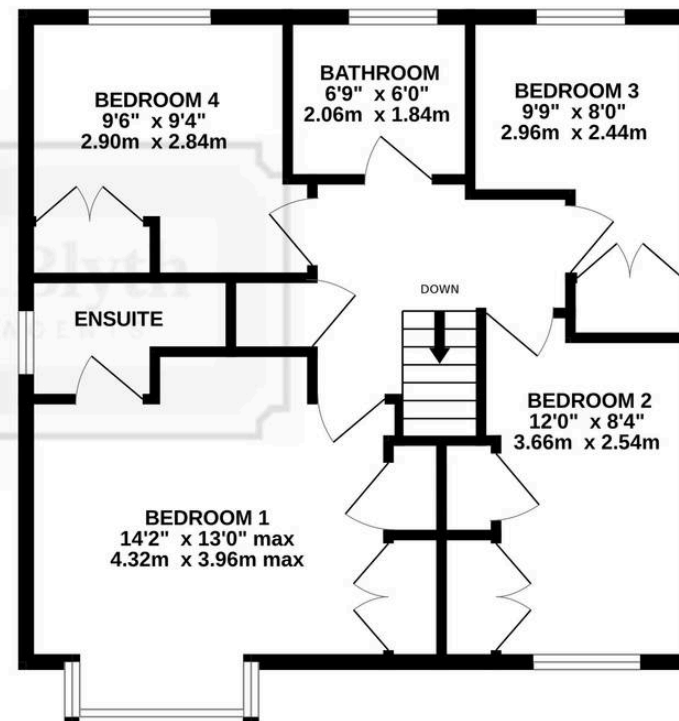
39 Ridge View Drive, Birkby
Huddersfield

£400,000

GROUND FLOOR



1ST FLOOR



RIDGE VIEW DRIVE

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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39 Ridge View Drive

Birkby, Huddersfield

A beautifully presented and well appointed modern stone built four bedroom detached house situated on a small cul de sac at end of Ridge View Drive.

This appealing family home has a gas central heating system complimented by underfloor heating to most of the ground floor, pvcu double glazing and comprises to the ground floor entrance hall, downstairs WC, bay fronted living room, large fitted dining kitchen with shaker style units, oak worktops and integrated appliances, utility/office and conservatory spanning the full width of the house. First floor landing leading to four bedrooms (master en suite and all with fitted wardrobes) and bathroom. Externally there is a double width drive, 7 kw EV charging point, store room with up and over door and low maintenance gardens to front and rear.

The property is well placed for local shopping in neighboring Lindley, Huddersfield Town center and for access to J24 of the M62 linking East Lancashire to West Yorkshire.



Ground Floor

Entrance vestibule approached through an oak door with oak framed sealed unit double glazed windows to two elevations, there are inset led down lighters, tiled floor and from here a pvcu and frosted double glazed door opens into the entrance hall.

Entrance Hall

With frosted pvcu double glazed windows to either side of the door, there is a display niche with inset down lighter, there are inset led down lighters, tiled floor with under floor heating, dado rail, central heating radiator and to one side a spindled staircase rises to the first floor with storage cupboard beneath together with downstairs WC.

Downstairs WC

4' 7" x 2' 6" (1.40m x 0.76m)

With tiled floor, tiled skirting boards, inset led down lighters, extractor fan, central heating radiator and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and low flush WC.

Living Room

17' 3" x 10' 7" (5.26m x 3.23m)

As the dimensions indicate this is a comfortable and well proportioned reception room which has a walk in bay with pvcu double glazed windows to three elevations providing plenty of natural light and with lovely aspect across to Grimescar woods. The living room is approached through twin timber panelled doors from the hallway with further twin timber panelled doors opening into the dining kitchen. There are two decorative ceiling roses with ceiling light points, ceiling coving, dado rail, central heating radiator and as the main focal point of the room there is a feature fireplace with decorative pebbles or coals, with an Adams style fire surround with conglomerate marble and home to a pebble gas fire which rests on a conglomerate marble hearth.



Dining Kitchen 25' 4" x 11' 0" (7.72m x 3.35m)

Once again as the dimensions indicate this is a generous space for entertaining with pvcu double glazed windows to two elevations together with French doors opening into the conservatory. There are numerous inset led down lighters, two vertically hung radiators, tiled flooring with under floor heating and fitted with an excellent range of cream shaker style base and wall cupboards, drawers, pan drawers and complimented by overlying oak worktops with matching splash backs and extending to a breakfast bar. There is concealed lighting beneath the wall cupboards, low level LED lighting to the kick boards, there is a glazed display cupboard with glass shelving and down lighter, Neff five ring stainless steel gas hob with stainless steel and curved glass extractor hood over, Neff stainless steel electric double oven, integrated dishwasher and at one end there is a dresser style unit with cupboards and drawers with a wine rack to either side and complimented by an oak worktop.

Utility/Office 10' 6" x 7' 8" (3.20m x 2.34m)

With inset led down lighters, pvcu double glazed window, column style radiator, tiled floor with tiled skirting boards and fitted with cream shaker style base cupboards, which conceal space for washing machine and tumble dryer, there oak worktops which extend to form a desk and with useful floor to ceiling storage cupboard with adjacent cupboard and a further cupboard housing a Worcester gas fired central heating boiler.

Conservatory 24' 4" x 12' 9" (7.42m x 3.89m)

This spacious addition to the living space is virtually the full width of the property with pvcu double glazed windows with views to one side over the Grimescar Valley, there are French doors and door giving access to the garden, ceiling light incorporating fan, tiled floor with underfloor heating, tiled skirting board, electric wall heaters and two wall light points.





First Floor Landing

Having ceiling light, loft access with retractable aluminium ladder and light. The landing has a dado rail central heating radiator and cylinder and airing cupboard. From the landing access can be gained to the following rooms..-

Bedroom One

14' 2" x 13' 0" (4.32m x 3.96m)

A generous double room with a walk in bay having pvcu double glazed windows to three elevations providing the room with lots of natural light and taking advantage of a lovely aspect across to Grimescar woods, there is a ceiling light point, central heating radiator, fitted wardrobes, cupboards and dressing table with mirror and light over and drawers beneath. Adjacent to the dressing table there is a door giving access to an suite shower room.

En Suite Shower Room

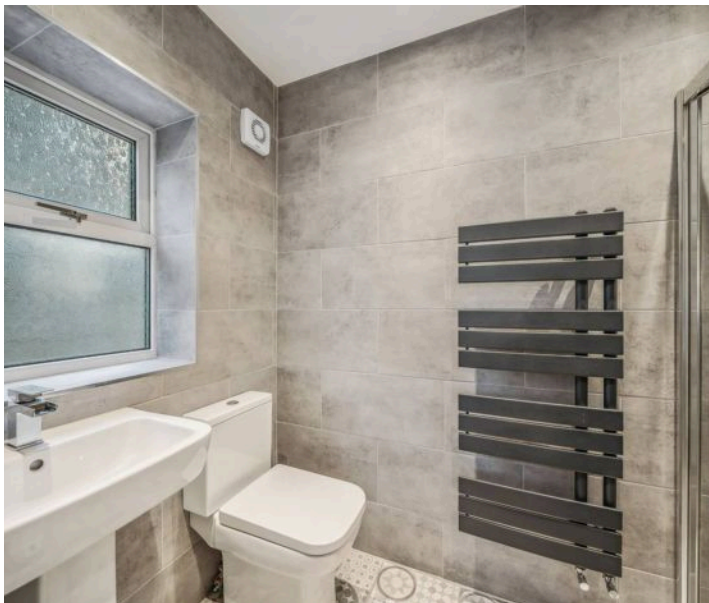
7' 8" x 4' 4" (2.34m x 1.32m)

With inset led down lighters, frosted pvcu double glazed window , extractor fan, floor to ceiling tiled walls, tiled floor with under floor heating, heated towel rail, shaver socket fitted with a suite comprising pedestal wash basin with chrome water fall style monobloc tap, low flush WC and tiled shower cubicle with bi fold door and chrome shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom Two

12' 0" x 8' 4" (3.66m x 2.54m)

A double room situated adjacent to bedroom one and enjoying a similar aspect through pvcu double glazed window, there is a ceiling light point, central heating radiator and fitted wardrobes.



Bedroom Three

9' 9" x 8' 0" (2.97m x 2.44m)

A double room with pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted wardrobe.

Bedroom Four

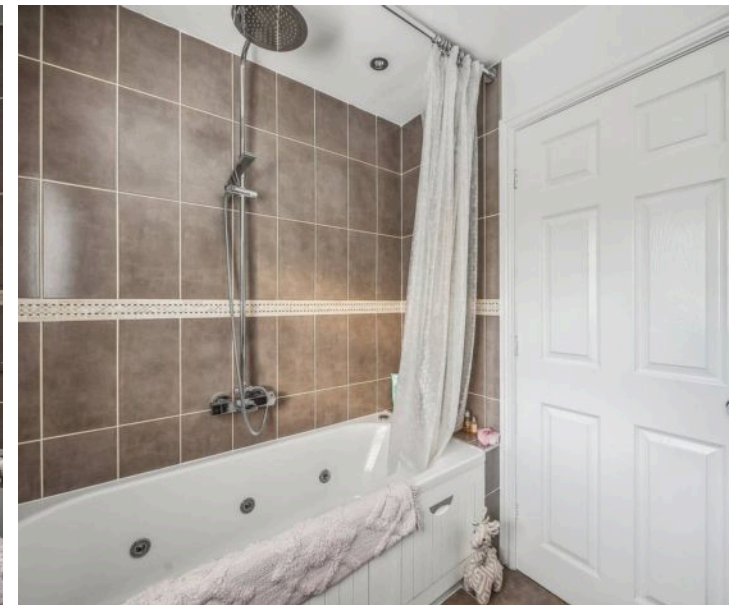
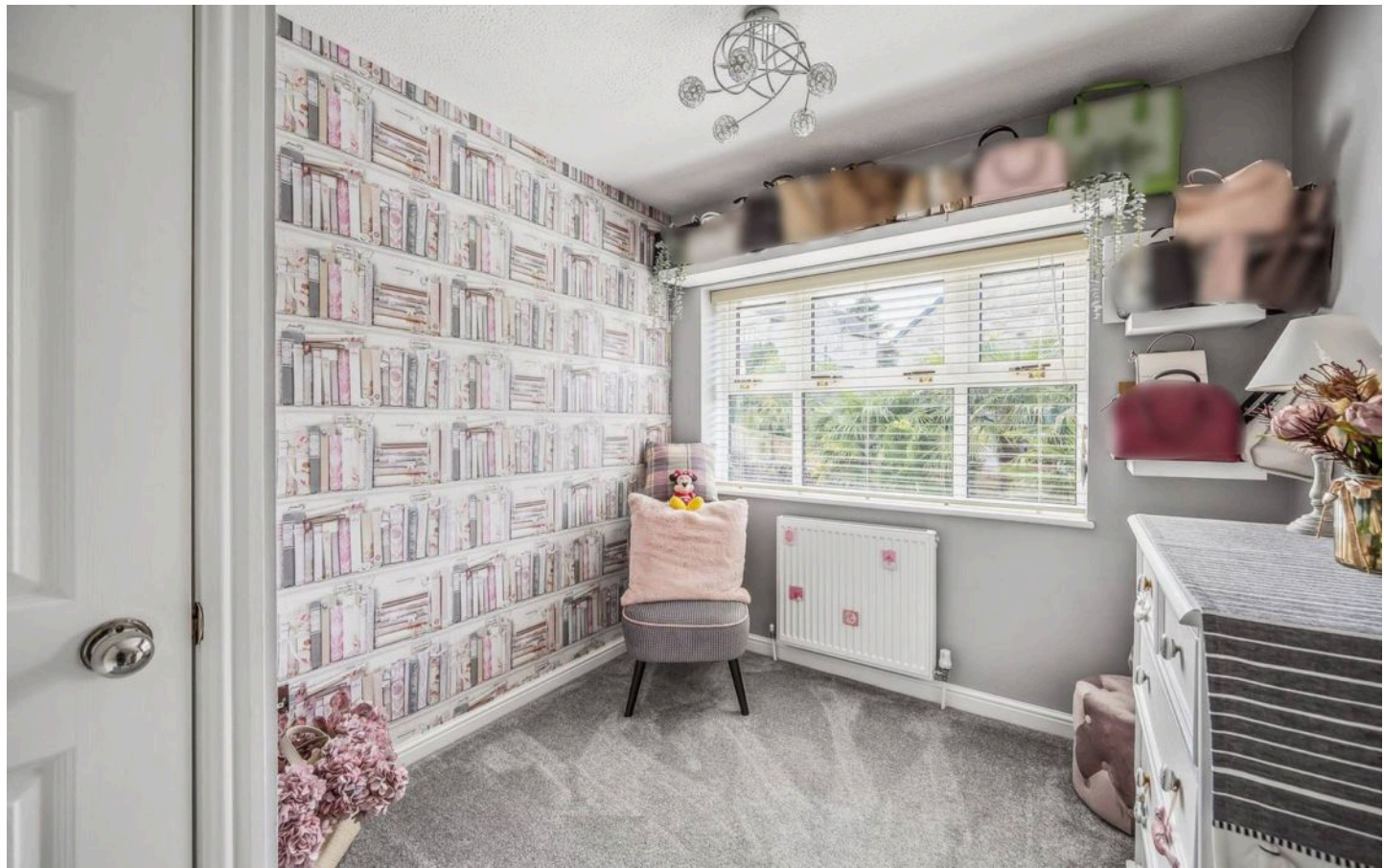
9' 6" x 9' 4" (2.90m x 2.84m)

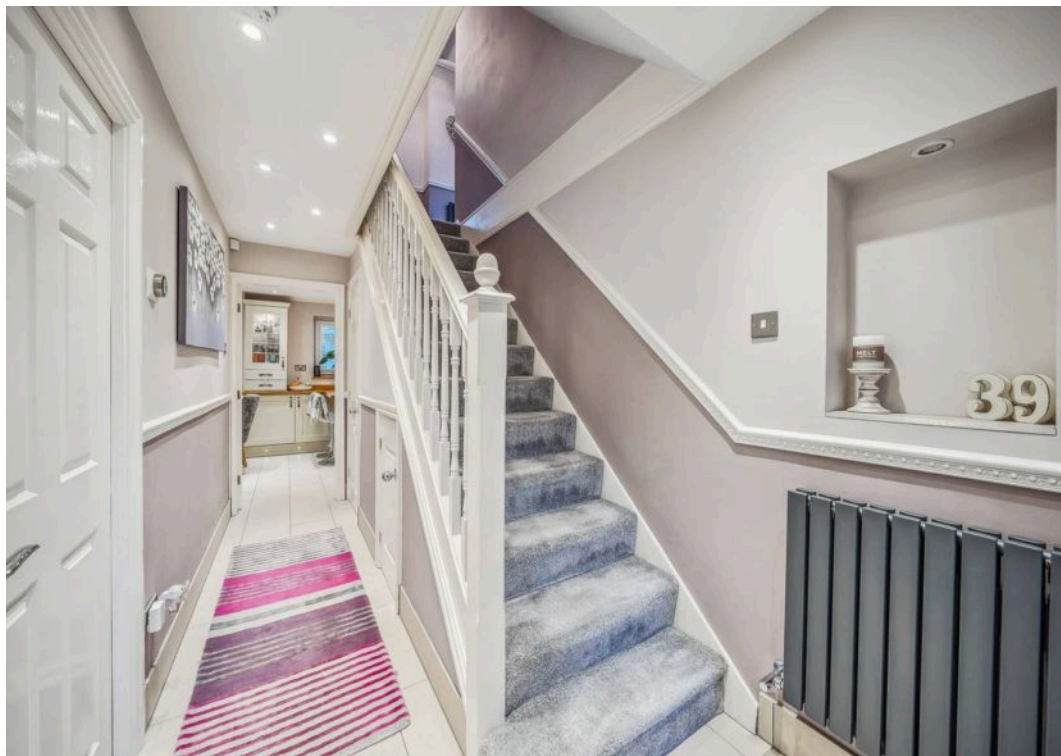
A double room with pvcu double glazed window, looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted wardrobe.

Bathroom

6' 0" x 6' 9" (1.83m x 2.06m)

With inset ceiling down lighters, frosted pvcu double glazed window, part tiled walls which are floor to ceiling in sections, tiled floor with under floor heating, chrome ladder style heated towel rail and fitted with suite comprising pedestal wash basin with chrome water fall style monobloc tap, low flush WC and timber panelled Jacuzzi style bath with TV mounted at one end chrome shower incorporating fixed shower rose and separate hand spray.





Garden

To the front of the property there is an area of crushed blue slate to the left hand side of the driveway with planted trees and shrubs. To the right hand side there is a further area of crushed blue slate and a flagged pathway giving access to the rear garden. The rear has been designed to be low maintenance and is extensively flagged making this an ideal area to sit out and entertain. Around the borders there are planted Acers, Rhododendron and a bank of Hardy Palms (the vendor may look to take the Palm Trees subject to discussion/price). There are outside power points and outside cold water tap. To the far side of the house there is a useful long timber garden shed.

Garage

To the front of the property there is a double width tarmac driveway which provides off road parking and has a 7 kw EV charging point. From the driveway there is an up and over door giving access to a useful storage area which measures 7'7" x 5'8".



ADDITIONAL DETAILS

CENTRAL HEATING- GAS CENTRAL HEATING SYSTEM WITH NEW BOILER
FITTED IN 2023 TOGETHER WITH ELECTRIC UNDER FLOOR HEATING TO THE
AREAS MENTIONED

DOUBLE GLAZING- PVCU DOUBLE GLAZING

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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2. None of the main services, i.e. gas, water, electricity, drainage or
central heating system (if any) have been tested in any way
whatsoever. This also includes appliances which are to be left in situ by
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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND
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repayments on your mortgage. For friendly expert advice on your
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ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to
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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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