Peter David Properties Ltd

Residential Sales and Lettings

8 Harefield Park

Birkby, Huddersfield, HD2 2AS

Offers in the region of £649,000

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Entrance Hallway
Accessed via a solid wood door, this commanding entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from impressive Karndean flooring and understairs storage. Access to the living room, the kitchen diner, the dining room and the new ground floor WC.

Ground floor WC
A recently refurnished partially tiled ground floor WC with Karndean flooring, comprising of: WC and a wash basin. PVCu privacy window to front aspect.

Living Room
A dual aspect living room with a luxurious soft pile carpets extends across the full width of the house. The focal point of the room is the fireplace, which houses a new modern electric flame fire and has a marble hearth with wood surround. PVCu window to the front and PVCu patio doors to the rear provide plenty of natural light.

Kitchen Diner
A spacious and beautifully appointed kitchen diner, which has grey slate Karndean flooring, cottage-style cream wall and base units and black granite work surfaces. Featuring integral NEFF appliances, including: a dishwasher, a fridge freezer, an eye level electric double oven, a four ring gas hob with a glass splashback, an extractor fan, an inset stainless steel sink and drainer and benefiting from a breakfast bar . There is also ample space for a family dining table. PVCu window to the rear and side aspect.

Utility
Adjacent to the kitchen and with the same Karndean flooring, the utility room provides matching wall and base units to the kitchen, with grey laminate worktops and tiled splashback. There are two free standing spaces for appliances, one with plumbing for a washing machine. There is a door providing access to the side of the property and access to the garage through an internal door.

Dining Room
A formal dining room with a neutral carpet. PVCu window overlooking the rear garden.

Bedroom Five/Reception Room Two
A large additional reception room accessed from the kitchen, which could also be used as a fifth double bedroom. PVCu window to the front aspect.

Landing
An impressive landing where there is a fully boarded loft hatch and ladder, a useful storage cupboard and a PVCu window to the front aspect.

Master Bedroom
A spacious master bedroom with a luxurious carpet. Featuring a walk in wardrobe and PVCu window to the front elevation. Access to the en-suite

Dressing Room
A walk in wardrobe/dressing room with fitted wardrobes to both sides and PVCu window to the side elevation.

En-suite (Master)
A fully tiled en-suite, comprising: a large walk in shower cubicle with a power shower and sliding glass doors, a WC, a wash basin and an illluminated mirror. Also featuring underfloor heating, a chrome towel rail and a large storage cupboard. Benefiting from ceramic tiled flooring and PVCu privacy window to rear elevation.

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

En-suite (Bedroom Two)
A new fully tiled luxury en-suite with laminate flooring. Comprising of: a WC, a hand basin and a walk in shower cubile with glass door. Benefiting from a chrome towel rail and illuminated mirror. PVCu window to the side elevation.

Bedroom Three
A third carpeted double bedroom with fitted wardrobes across one wall. PVCu window to rear elevation

Bedroom Four
A fourth carpeted double bedroom with PVCu window to rear aspect.

House Bathroom

A partially tiled house bathroom with a four piece suite, briefly comprising: a shower cubicle with a power shower and glass sliding doors, a WC, a bath with hand held shower attachment and a hand basin with a wall mounted cabinet and mirror above. The bathroom has the luxury of underfloor heating, ceramic tiled flooring and there is a wall-mounted chrome towel rail. PVCu privacy window side elevation.

Exterior

Externally the property benefits from a driveway providing access to the integral double garage. There are mature gardens to the front with access down both sides of the property to the substantial private and enclosed garden to the rear. The rear garden features both a patio and a lawn - perfect for entertaining guests, children or a keen gardener! There are mature shrubs and herbaceous borders, as well as outside taps at both the front and rear.

Garage

A double garage with electric doors and lighting, Integral door to the property.

Mortgages

We recommend Chris Terry at Just Mortgages who is on hand to discuss all of your mortgage and protection needs. Chris is available both in branch, telephone and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

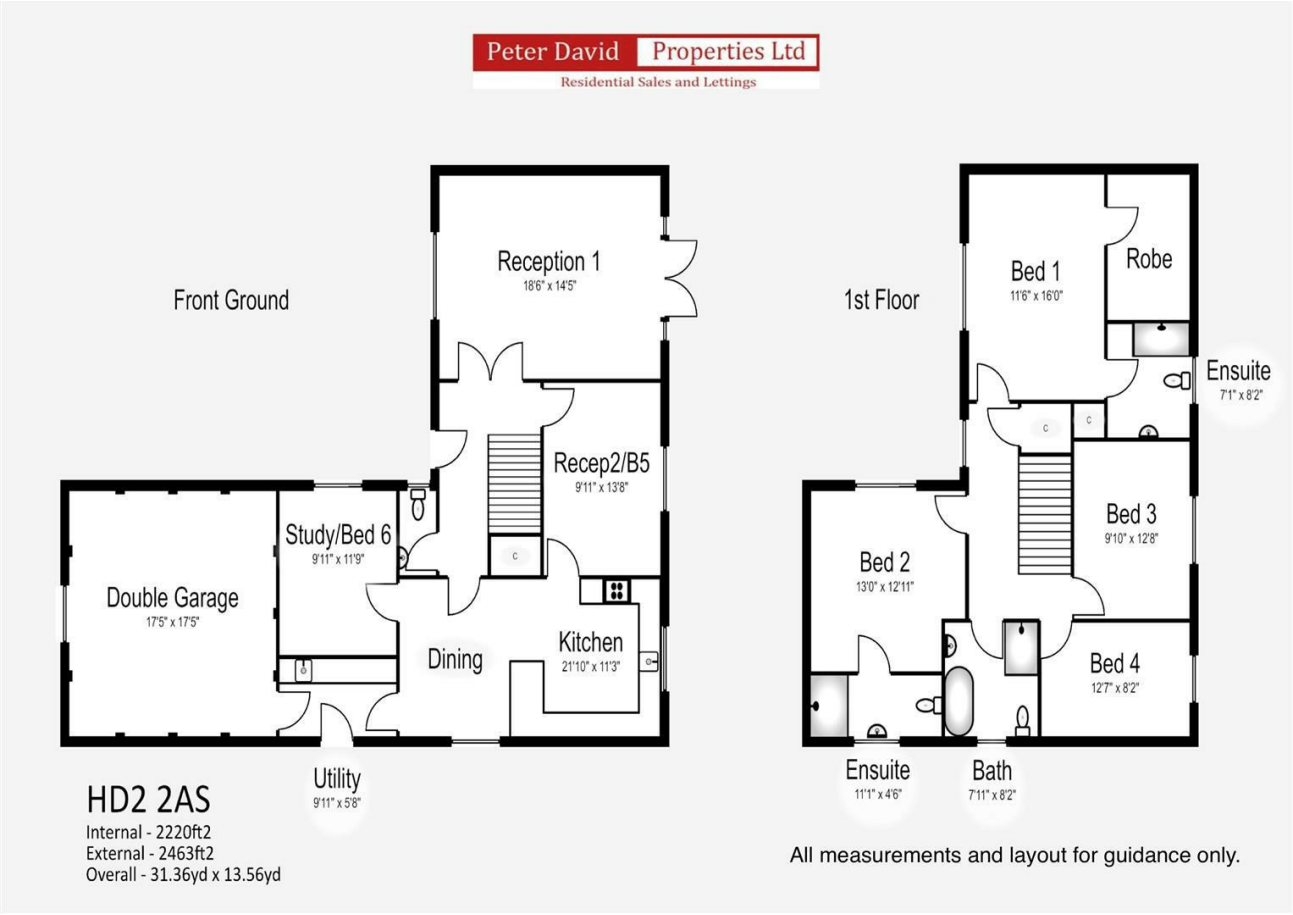
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

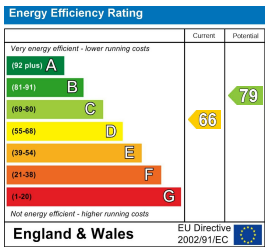
Floor Plan

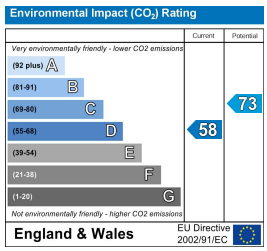


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk