



## 4 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

Offers in the region of £695,000



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## Entrance Hallway

Enter the property through a contemporary composite door with privacy glass side panels into a bright and welcoming hallway. Carpeted stairs rise to the first floor accommodation, with wood effect laminate flooring extending into the kitchen/diner. Double glass doors open into the living room, complemented by a useful under-stairs storage cupboard.

## Living Room

This modern and well-appointed living room features a large PVCu bay window to the front aspect, along with an additional side window allowing an abundance of natural light to fill the space. A soft light beige carpet complements the neutral décor while a gas fire forms an attractive focal point, set on a bespoke limestone fireplace.

## Open Plan Kitchen/Diner/Family Room

The hub of the home is this fabulous kitchen/diner with high specification units and provides a perfect space to entertain guests. The kitchen features white high gloss matching wall and base units, white granite work surfaces and a sunken sink positioned in front of a large PVCu window overlooking the rear garden. Integrated appliances comprise of; a eye level double oven, a five ring induction hob, an extractor fan, a dishwasher and a fridge freezer. There is a large dining space with an additional living area benefitting from a high spec media wall and laminate flooring. There are two sets of PVCu French doors leading out into the rear garden. Access to the utility room.

## Utility

A practical utility room fitted with white high gloss matching wall and base units and plumbing for a

washing machine. A PVCu door provides access to the rear garden, with internal access through to the garage.

## Ground Floor WC

A modern partially tiled ground floor WC with hand basin and tiled flooring. PVCu privacy window to the side aspect.

## Landing

A galleried landing space which is bright and spacious with a PVCu window to the front aspect. The landing provides access to all bedrooms and the house bathroom. There is also a storage cupboard housing the water tank. Neutral carpet runs throughout the first floor accommodation.

## Master Bedroom

An impressive master bedroom offering a generous dressing area with fitted sliding mirrored wardrobes and a contemporary en-suite. A PVCu window to the rear elevation provides ample natural light.

## En Suite

A partially tiled luxurious en-suite shower room with a WC, a wash basin and shower cubicle. Benefitting from a chrome towel rail and a PVCu privacy window to the side aspect.

## Bedroom Two

A well-proportioned double bedroom located to the front of the property, featuring a PVCu window and access to a Jack and Jill shower room

## Bedroom Three

A double bedroom situated at the rear of the property with a PVCu window overlooking the rear garden. There is access to the Jack and Jill shower room.

## **Jack and Jill Bathroom**

A fully tiled shower room fitted with a WC, wash hand basin and a generous shower cubicle. Natural light is provided via a PVCu obscured window to the side aspect.

## **Bedroom Four**

A double bedroom with two PVCu windows to the front aspect.

## **Bedroom Five**

A double bedroom with a PVCu window to the rear.

## **Bedroom Six / Office**

A double bedroom / office space with a PVCu window to the front elevation.

## **House Bathroom**

A stylish and contemporary fully tiled house bathroom compromising of; a WC, a hand basin, a bath and a separate corner shower. There is a PVCu privacy window to the rear aspect.

## **Exterior**

Set on a large plot, this property has the largest garden on the development. To the front of the property there is a large block paved driveway with parking for

up to three cars and a lawn. To the rear of the property there is a large private and enclosed garden with a lawn leading down to a patio area.

## **Mortgages**

## **Disclaimer**



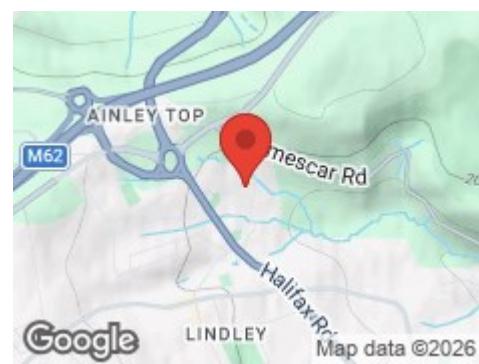
## Road Map



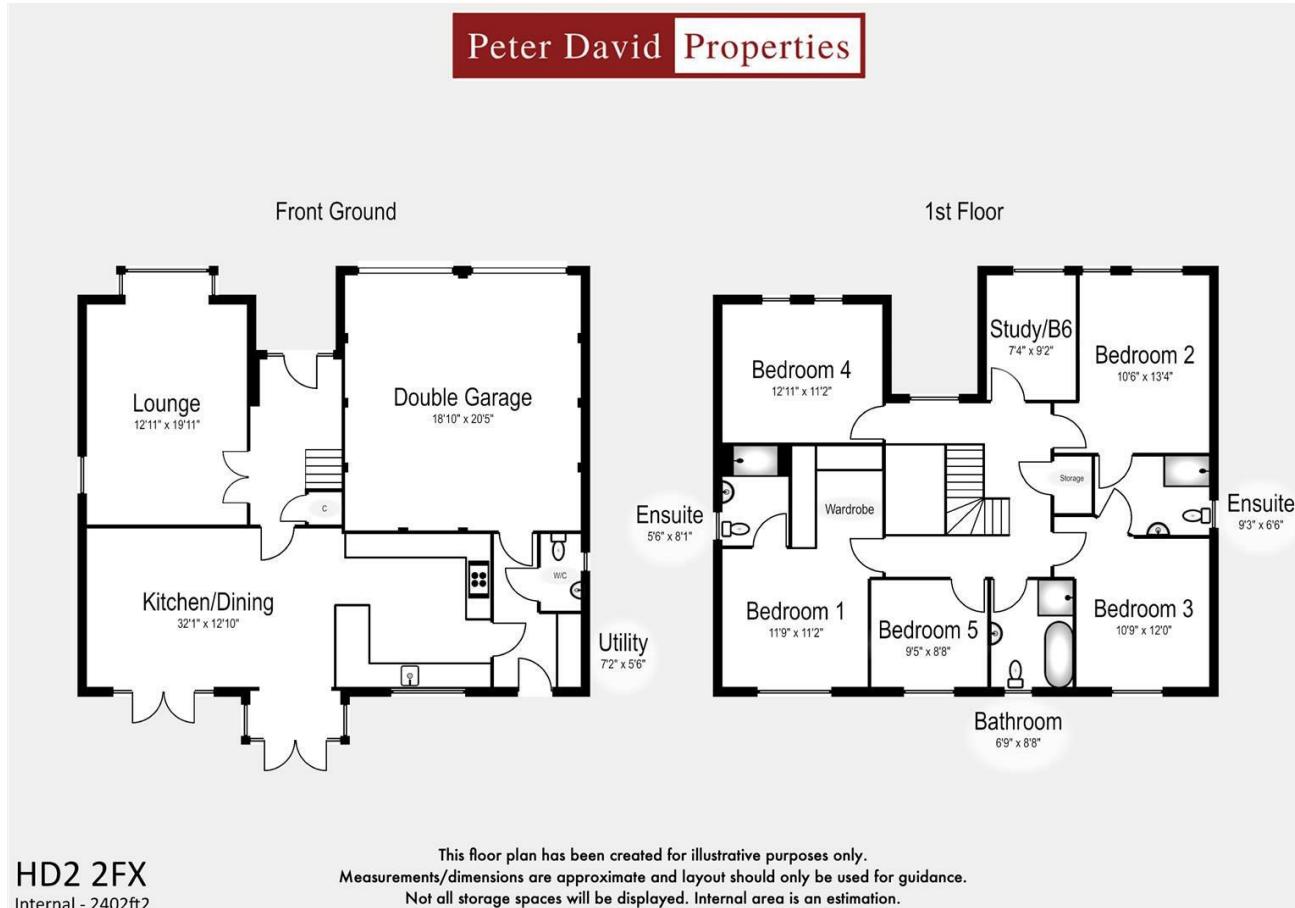
## Hybrid Map



## Terrain Map



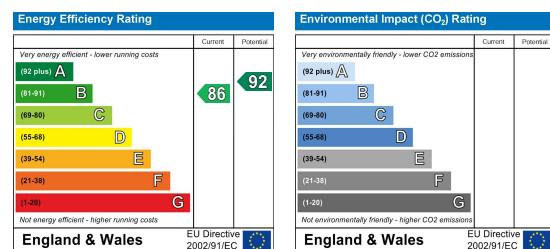
## Floor Plan



## 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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