



SHERIDAN
BAILEY
PROPERTY



HOPS DRIVE

BIRKBY, HUDDERSFIELD, HD1 5AD

Asking price £200,000



Situated in a quiet location in a cul-de sac position with local schools and transport links close by.

This property is ready to move into presented to a neutral style throughout.

The property comprises, entrance hallway, good size lounge, neutrally decorated, door leading to an internal hallway with downstairs WC and the kitchen/diner.

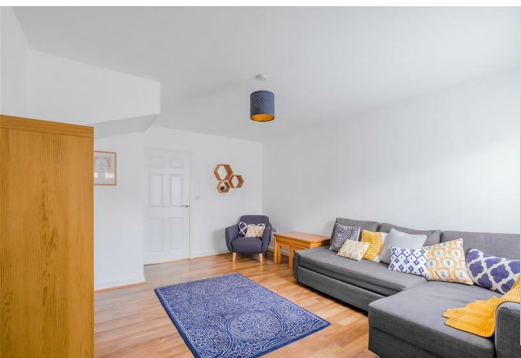
Kitchen/diner with a range of white, hi-gloss units and some integrated appliances including electric oven, gas hob, extractor fan, stainless steel sink with mixer tap and drainer.

Plumbing for washing machine and space for fridge/freezer.

French doors leading to the enclosed garden.

To the first floor are 2 double bedrooms and a family bathroom. The Master bedroom ensuite is located on the second floor and occupies the top of the house.

Externally the property benefits from 2 designated parking spaces and an enclosed rear garden area



Entrance Hall

Front door leading to entrance hall and cloaks. Door leading into Living Room

Living Room 11'11 x 14'9 (3.63m x 4.50m)

Good Sized, light and airy living room with laminate wood flooring. Double glazed window to front elevation, and door leading to a further internal hall area to kitchen and downstairs WC

Kitchen/Dining 11'11 x 8'10 (3.63m x 2.69m)

Light kitchen and dining area with French doors leading to rear garden and window to rear elevation. Range of matching wall and base units with complimentary work surfaces. Lino tiled effect flooring. 4 burner gas hob with electric oven. Plumbing for washing machine.

Downstairs WC

Pedestal WC and wash hand basin.

Stairs leading to first floor landing

Bedroom 2 11'11 x 12'4 (3.63m x 3.76m)

Generous size L Shaped double bedroom. Carpeted and twin windows to front elevation

Bedroom 3 11'11 x 7'8 (3.63m x 2.34m)

A further well proportioned double bedroom with triple window to rear elevation and garden, making this another light room.

Family Bathroom 5'8 x 7'4 (1.73m x 2.24m)

Frosted window to side elevation. Pedestal WC, wash hand basin and bath with shower over. Tiled effect laminate flooring

Stairs leading to second floor landing

Master Bedroom Ensuite 7'10 x 17'5 (2.39m x 5.31m)

The top floor of this property accommodates the Master Bedroom and Ensuite. This is a large double bedroom with window to front elevation

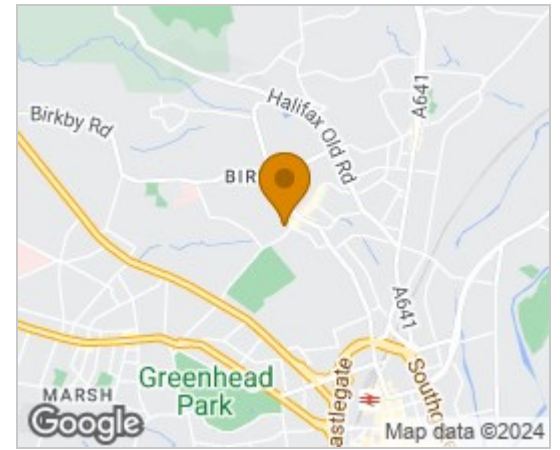
The ensuite is generously sized and comprises, WC, wash hand basin, shower cubicle. Velux window provides natural light. Lino tile effect flooring. Built in vanity area for storage.

External

The property is located in a quiet cul-de-sac. This is a 3 storey modern semi detached property screened by young trees. There is side gated access to rear garden area. There are 2 designated car parking spaces with the property.

To the rear of the property there is a small flagged patio area and the remaining garden area is laid to lawn and enclosed by fencing.

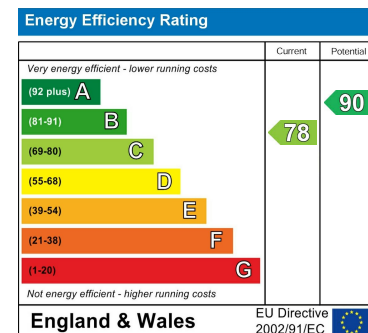
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01422 525285 Email: hello@sheridanbaileyproperty.co.uk sheridanbaileyproperty.co.uk