



SHERIDAN
BAILEY
PROPERTY

BRIARLYN ROAD, BIRCHENCLIFFE, HUDDERSFIELD, HD3 3NL



Rare opportunity in this area for a 5 bed extended semi detached property in the sought after area of Birchencliffe.

This property provides flexible accommodation throughout due to the converted garage now useable as a Bedroom, Home office or playroom, as well as a newly fitted ground floor Shower room. The property also benefits to an extended kitchen leading into the Conservatory so spacious accommodation can be found throughout this family home.

The property briefly comprises, entrance hall, living room/dining room, bedroom 4/office, shower room, kitchen and conservatory. On the first floor there are 3 double bedrooms, a single bedroom and another single room currently used as a Home Office. Externally there is a double driveway, whilst to the rear attractive landscaped south facing garden, screened for privacy and two decking areas, perfect of family gatherings and entertaining. A property in this area offering space and flexibility is not to be missed and will not be around long, don't miss out and book an early viewing now!

Offers over £350,000





Entrance Hall

Welcoming entrance hall with wood effect scratch resistant, waterproof flooring. Understairs Store

Living Room

Large family living room, could be utilised as a through diner. Feature bay window to front elevation and French Doors to the rear elevation allow an abundance of natural light. The Living Room benefits from an eye-catching multi fuel stove and stone hearth. Plenty of space for double sofas and living room furniture.

Kitchen

This extended Kitchen makes this the ideal family space and heart of the home as it wraps around into the Conservatory which offers flexible accommodation for the new Owners, be it a dining space with ample room for dining table and 6 chairs, family room or home office. The Kitchen has a range of matching wall and base units with worktops over. There is plumbing for a dishwasher, washing machine and dryer as well as housing for a range cooker with built in extraction over. Plenty of storage and cupboard space. Wood effect flooring.

Conservatory

Good sized Conservatory, privacy glazed to one side. Great family space that leads out onto the decking area and down the landscaped gardens.



Shower Room

Newly fitted this year, Shower Room off the Kitchen that really benefits family living due its downstairs accessibility straight from the outdoors. The Shower room is fully tiled and comprises, double shower with rainfall shower head, WC, corner wash handbasin, chrome heated towel rail and extractor.

Home Office / Bedroom / Playroom

The property benefits from a garage conversion and so offers the advantage of flexible accommodation for this multi purpose room, adaptable for changing needs of family life. If utilised as a double ground floor bedroom, ideal for guests and relatives alike, then there is the use ground floor shower room. Other uses can be a Home Office or a Playroom. Dual aspect windows to front and side elevations.

Staircase leading to First Floor Landing

Master Bedroom

Double bedroom benefitting from triple floor to ceiling mirrored wardrobes. Large window to front elevation.

Bedroom 2

Doubled bedroom with window to front elevation

Bedroom 3

Double bedroom, with double floor to ceiling fitted mirrored wardrobes with drawer packs. Window to rear elevation with garden views

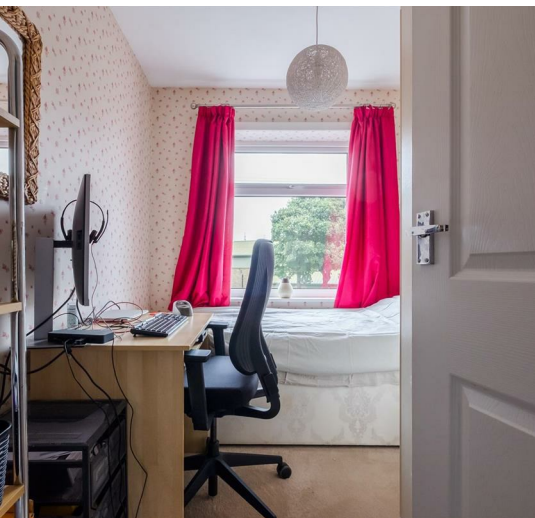
Bedroom 4

Single bedroom with double mirrored wardrobes and window to rear elevation

Bedroom 5

Single bedroom with built in wardrobe/cupboard. Window to front elevation







External Areas

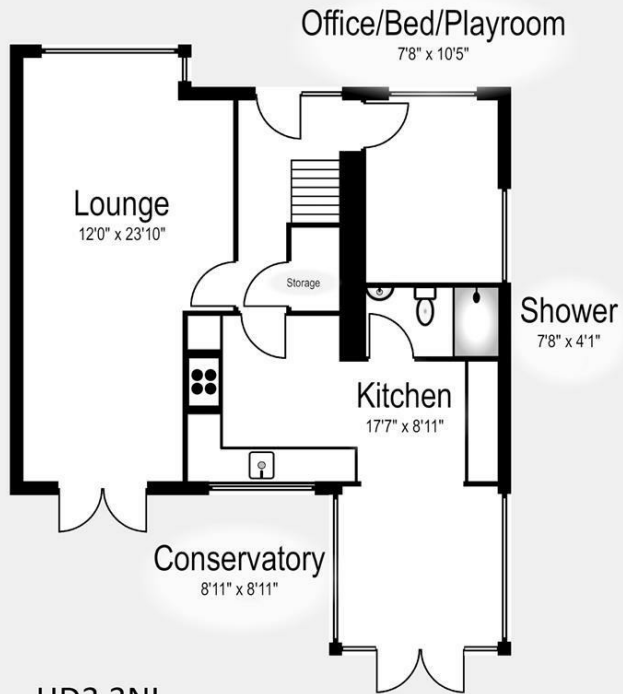
Extended semi detached property with double driveway and side access to rear gardens. To the rear of the property is a two tier decking area, accessible from the French Doors in the living room and also the Conservatory. A lovely space to sit with plenty of space for garden furniture and BBQ, perfect for outdoor entertaining and family gatherings. Step down to landscaped garden, laid to lawn with mature shrubs and borders. Not overlooked to the rear, property looks out onto woodland. There is a large plastic shed as well as a wooden garden shed included so ample outdoor storage. There are 4 outdoor power sockets, outside lighting and an outdoor tap

The property also benefits from cost saving solar panels. 3kw, fitted in 2011 with a 25yr tariff and averaging £1500 tax free - subject to confirmation with Conveyancer. Solar panel tariff is transferable to new owners.

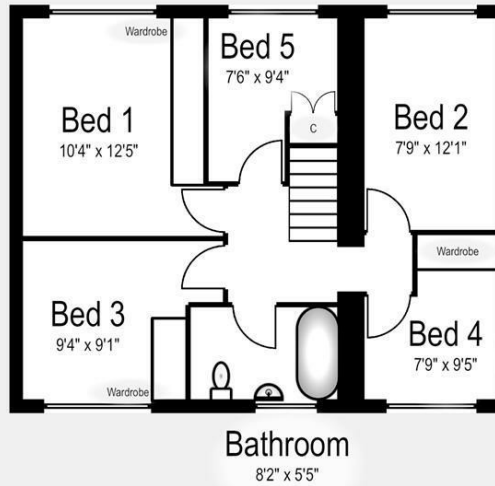




Front Ground



1st Ground



HD3 3NL
Internal - 1249ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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