



23 The Paddock, Kirkheaton, Huddersfield, HD5 0ER



SHERIDAN  
BAILEY  
PROPERTY





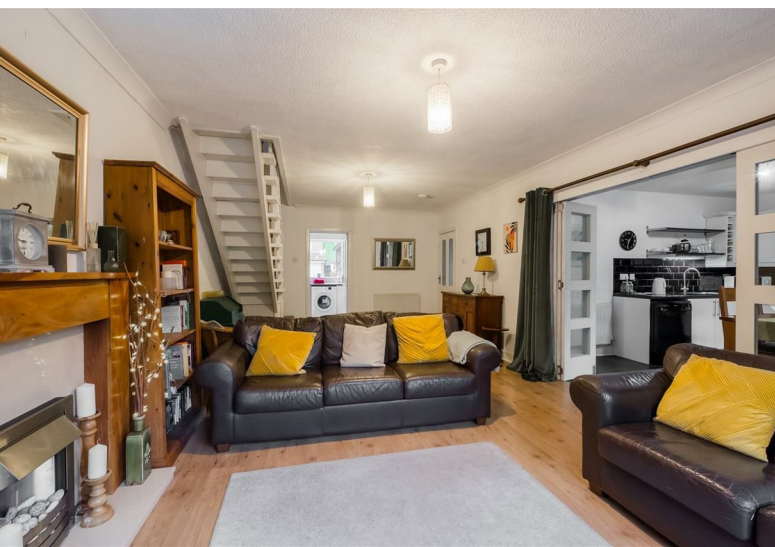
Offered with NO UPWARD CHAIN, this spacious 4 double bedroom detached property is located on a quiet cul-de-sac in the popular area of Kirkheaton. This property offers an abundance of space with flexible accommodation in terms of ground floor living space and a good sized garden. with decking area and patio

The property briefly comprises, entrance hall, access to integral garage, downstairs WC, a large living room, family kitchen and dining, the bonus of a large utility with additional storage. On the first floor there are 4 generous double bedrooms including Master Bedroom with dressing room, and a good sized family bathroom

This is a good size plot with integral single garage and driveway for 2 vehicles, with well maintained gardens to front and rear. Patio and decking area to the rear of the property and not overlooked.

Properties in this location do not come onto the market very often, coupled with the added benefit of no upward chain, this opportunity is not to be missed, so your book viewing early.

**Asking price £364,950**







### Porch

Front door opens up into Porch with space for outdoor footwear and cloaks

### Inner Hallway

Inner Hallway with doors off to integral garage, downstairs WC and ground floor living accommodation

### Living Room

Large and inviting Living Room. This room is a fantastic space for everyday family living. Light and bright, thanks to the large window to rear elevation with garden and patio views. Wood surround and marble hearth fireplace with inset electric fire. Wood effect laminate flooring throughout. Plenty of room for large double sofas and living room furniture and space for dining area if required. Internal partially glazed bi fold doors slide open into spacious family kitchen/diner to create a free flowing open plan room, but equally can be closed to separate the 2 rooms. There is an open staircase to the first floor landing.

### Kitchen / Dining

Internal Bi- fold doors lead from the Living Room to the Kitchen/Dining. The heart of the home, a great space for entertaining or daily family life thanks for the open plan options. The Kitchen comprises a range of matching white hi-gloss wall and units with worktops over. Black contemporary styled tiled splashbacks. Plumbing for dishwasher, space for freestanding electric double oven and hob with built in extractor over, and fridge/freezer. There is ample worktop preparation space. The kitchen is also a dining area with 4 seater dining table and chairs. French doors from the Kitchen open up onto the flagged patio area and rear garden.





### Utility

A real bonus to this home is the large utility room, with direct access outside. Perfect after outdoor activities and muddy boots! This room was once the kitchen, and current owners have renovated to create the current Utility and moved the kitchen to the rear of the property. Plenty of options here for new owners to convert back to a kitchen if so required, freeing up the current Kitchen to be a dedicated dining room. The Utility has plumbing for washing machine and dryer, circular stainless steel sink and drainer with mixer tap over and a range of contemporary white hi-gloss wall and base units for storage.

### Downstairs WC

Located off the entrance hall is the useful downstairs WC comprising, WC and wash handbasin

### Open staircase to first floor landing

### Master Bedroom with Dressing Room

Generously sized Master Bedroom with large window and views of the rear garden and patio. A light and airy room.

### Dressing Room

Good sized Dressing Room off Master Bedroom, a really useful space, with future potential for an ensuite.

### Bedroom 2

Good sized double bedroom, garden views

### Bedroom 3

Good sized double bedroom with window to front elevation. Built in cupboard storage.

### Bedroom 4

Good sized double bedroom with window to rear elevation











### Bathroom

Family bathroom comprising, twin wash handbasins, low level WC, panelled bath and double shower cubicle. Frosted window to side elevation.

### External Areas

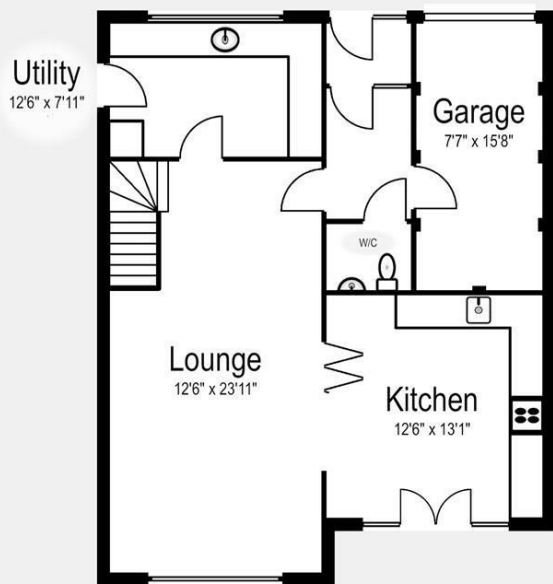
The property is situated in a quiet cul-de-sac position in a road with similar properties. The property benefits from a driveway with space for 2 vehicles and an integral single garage with roller door. The gardens are well maintained and predominately laid to lawn with decorative pebble borders, and shrubs. There is side access to the rear of the property. To the rear is the attractive and landscaped terrace gardens. Directly outside the rear of the property is a flagged patio areas with raised beds and planting space along with steps up to a good sized decking area with ample space for garden furniture and BBQ's. There is an external power socket and lighting.





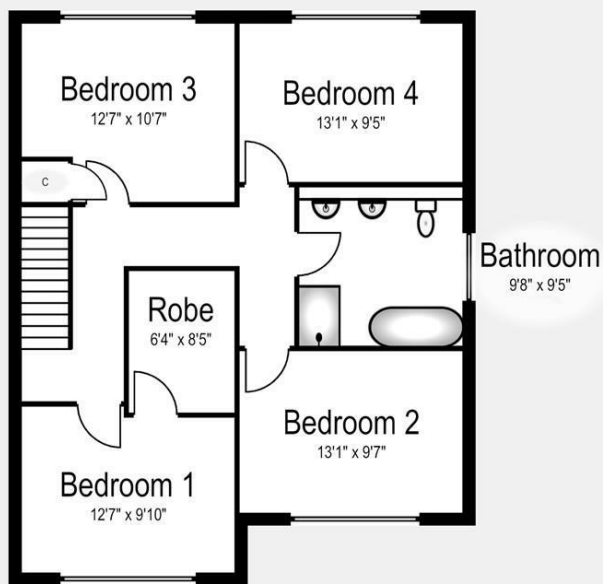


Front Ground



HD5 0ER  
Internal - 1537ft<sup>2</sup>

1st Floor



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	70	78
(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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