



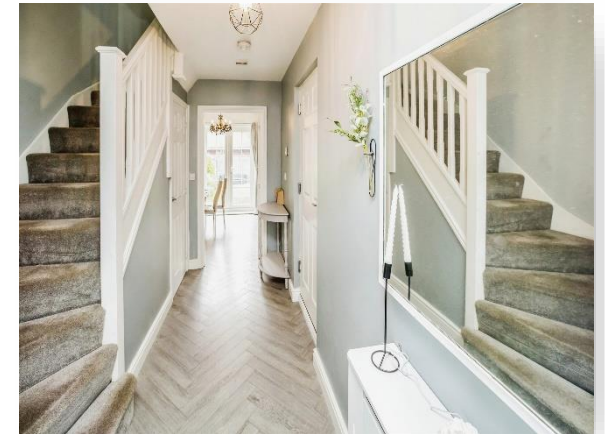
**Wheathouse Grove, Birkby, Huddersfield HD2 2SU**



**welcome to**

**Wheathouse Grove, Birkby Huddersfield**

An immaculately presented, modern townhouse located in highly sought-after Birkby with good access to the M62 networks, along with local schools, amenities and public transport links. Ticking all the boxes for a fabulous family home with an integral garage, driveway and enclosed garden space.



## Ground Floor

### Entrance

Composite double glazed front door opens to the entrance hall with grey herringbone laminate floor which continues through to the dining kitchen. The hall is warmed by a central heating radiator. Door to understairs storage, courtesy door to garage and spindled staircase leads to the first floor.

### Wc

Comprising low flush WC and wash hand basin with chrome mono bloc tap. With extractor fan, central heating radiator, grey herringbone wood effect laminate flooring.

### Dining Kitchen

16' 5" x 9' 7" ( 5.00m x 2.92m )

Generously proportioned modern and spacious kitchen fitted with a range of base, wall and drawer units with contrasting overlying work surfaces and matching splashbacks. Integrated appliances which include a fan assisted oven and four ring gas hob with stainless steel extractor hood over. There is also space for a fridge freezer, dishwasher, washing machine and dining table and chairs. With grey herringbone wood effect laminate flooring, central heating radiator, boiler and double glazed window and adjacent double glazed French doors opening to the garden.

### First Floor Landing

With carpeted flooring and warmed by a central heating radiator. Spindled staircase leads to the second floor.

### Lounge

12' 5" max x 16' 5" ( 3.78m max x 5.00m )

Well proportioned reception room has carpeted flooring and is warmed by two central heating radiators. Two double glazed windows to the rear provide the room with plenty of natural light.

## Bedroom One

14' 3" to wardrobes x 8' 6" max ( 4.34m to wardrobes x 2.59m max )

Superbly spacious double bedroom has twin panelled door recessed wardrobe, laminate flooring and is warmed by a central heating radiator. Two double glazed windows overlook the front. Door provides access to an ensuite shower room.

### Ensuite Shower Room

Comprising a tiled corner shower cubicle with sliding door and chrome shower fitting, low flush WC and wash hand basin with chrome mono bloc tap. Central heating radiator and extractor fan.

### Second Floor Landing

With loft access leading to a boarded loft space, central heating radiator and door to boiler cupboard with storage space.

### Bedroom Two

8' 7" max x 16' 4" ( 2.62m max x 4.98m )

Approximately the same size as the master bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

### Bedroom Three

8' 10" x 10' ( 2.69m x 3.05m )

Third good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear garden.

### Bedroom Four

7' 2" x 10' ( 2.18m x 3.05m )

Situated adjacent to bedroom three with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear garden.

### Bathroom

Bathroom suite comprising bath with tiled splashbacks, low flush WC and wash hand basin with chrome mono bloc tap. Central heating radiator and extractor fan.

## External

To the front of the property is a tarmac driveway to the front of the property provides off road parking which leads to an integral garage. There is also a lawned garden with shrubs and flagged pathway leading to the front door.

To the rear is an enclosed garden which can be accessed from the dining kitchen with patio seating area, lawned garden and flagged pathway being privately enclosed by fencing. To the top of the garden is an area of timber decking. There is also an outside cold water tap.

Garage - Being of a good size with up and over door, power and light plus courtesy door giving access to the hallway.



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welcome to

## Wheathouse Grove, Birkby Huddersfield

- Situated In A Peaceful Cul-De-Sac Location
- Close To M62 Networks, Schools, Local Amenities and Public Transport Links
- Immaculately Presented Throughout - Move In Ready
- Accommodation Over Three Floors
- Integral Garage and Enclosed Gardens

Tenure: Freehold EPC Rating: C

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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