

Annie Smith Way, Birkby, Huddersfield HD2 2GB



welcome to

Annie Smith Way, Birkby Huddersfield

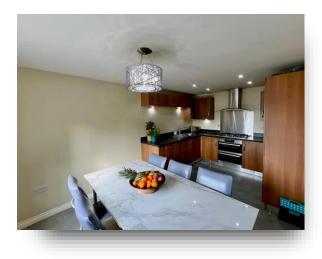
An immaculately presented family home finished to a high standard and offered in turnkey condition, with a detached garage, well maintained gardens and flexible living space. Located in a peaceful position close to local schools, shops, amenities, public transport routes and Huddersfield town centre













Ground Floor Entrance

Front door leading to a good sized hallway with carpeted flooring and warmed by a central heating radiator. There is understairs storage cupboard and door to the rear.

Bedroom Two

8' 7" x 15' (2.62m x 4.57m)

Currently used as a lounge but spacious enough to be a double bedroom.

With carpeted flooring and a central heating radiator. Double glazed window overlooks the front.

Wc

With low flush WC and wash hand basin, tile flooring, radiator and extractor.

Bedroom Three

10' x 12' into wardrobe ($3.05m \times 3.66m$ into wardrobe) Spacious double bedroom with bespoke Hammonds integrated wardrobe, carpeted flooring and a central heating radiator. Double glazed window overlooks the rear.

First Floor Landing

Stairs to second floor. Double glazed window to the rear.

Lounge

16' 5" x 13' 8" max (5.00m x 4.17m max)

Superbly spacious reception room with double glazed doors leading out onto a Juliette balcony. The room has carpeted flooring and is warmed by two central heating radiators. A double glazed window also overlooks the front.

Kitchen Diner

9' 7" x 15' 4" (2.92m x 4.67m)

Good sized kitchen with fitted base and wall units with contemporary work surfaces and integrated double electric oven with '5 burner' gas hob and extractor, fridge freezer, washing machine and dishwasher. There is two round stainless steel sink units, a central heating radiator and newly laid LVT flooring. Double glazed window overlooks the rear.

Second Floor Landing

With carpeted flooring and warmed by a central heating radiator. Airing cupboard and loft hatched to insulated loft space.

Main Bedroom

10' 10" x 14' 5" plus wardrobes (3.30m x 4.39m plus wardrobes)

Superb sized main bedroom with integrated Hammonds wardrobes with sliding doors, carpeted flooring and two central heating radiators. Two double glazed windows overlook the front. Door to ensuite.

Ensuite

With corner shower cubicle, low flush WC and wash hand basin. Tiled flooring, extractor fan and a central heating radiator.

Bedroom Four

9' 6" x 9' 10" (2.90m x 3.00m)

Good sized room with integrated Hammonds wardrobes, carpeted flooring and warmed by a central heating radiator.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Tiled walls and flooring, extractor fan and a central heating radiator.

Garage

Measured at 18" long - with loft access, own circuit box, sockets and lights

External

Externally, the property has immaculately maintained lawned gardens to both the front and the rear. The rear gardens are south facing and have a decked area with retractable awning, flagged stone paths and timber fencing. The garage has off-road parking space/driveway to the rear. There is a secluded gravel area to the side of the garage.





welcome to

Annie Smith Way, Birkby Huddersfield

- Situated In A Highly Sought After Location Close To Local Schools & Amenities
- Immaculately Presented Throughout With High Quality Fixtures & Fittings
- Garage & Driveway Parking Well Maintained Gardens
- Spacious Rooms Flexible Living Space
- **Idyllic Family Home**
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in the region of

£260,000





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Property Ref: HDF116507 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Google Please note the marker reflects the postcode not the actual property

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Meditate in Huddersfield



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