



**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 x 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.



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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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF116507 - 0005

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