



**Briarfield Gardens, Huddersfield HD5 9JN**





**welcome to**

**Briarfield Gardens, Huddersfield**

Guide Price £450,000 to £475,000 - Extremely well cared for and extended detached home, ideal for those needing space for multiple families. Having 6 beds, 3 receptions, 3 bathrooms and parking for multiple cars alongside integral garage. All double bedrooms.



## Ground Floor Entrance

Front door leading to hallway with door to storage cupboard and stairs to first floor.

## Lounge

18' 10" x 10' 3" ( 5.74m x 3.12m )

Superbly sized reception room warmed by a gas fire with granite effect back and hearth plus fire surround. The room has carpeted flooring, double glazed window to the front and double doors leading to the dining area.

## Dining Area

16' 3" x 9' 6" ( 4.95m x 2.90m )

Spacious dining area with tiled flooring with door to garage, double doors to conservatory and door to garden. Opening to the kitchen area.

## Family Room

12' 4" x 10' 10" ( 3.76m x 3.30m )

Spacious additional reception room warmed by an electric fire. With carpeted flooring and a double glazed window to the front.

## Kitchen Area

18' 1" x 18' 4" ( 5.51m x 5.59m )

Amazingly sized kitchen area being a cooks dream fitted with a range of white fronted base and wall units with contemporary work surfaces, tiled splashbacks and separate Island unit. Integrated fridge and dishwasher. Space for a Range style cooker with stainless steel splashback and extractor over. One and a half bowl sink unit with swan neck mixer tap. Space for American style fridge freezer. Utility area with worktop and sink and space for dryer and washing machine. With tiled flooring, ceiling spotlights, Velux window and double glazed window to the rear.

## Conservatory

With tiled flooring and fully double glazed. Double patio doors leading to the rear.

## First Floor Landing

With carpeted flooring and door to airing cupboard. There is also a door leading to the stairs giving access to the second floor. Double glazed window to the front.

## Bedroom One

14' 9" x 10' 7" ( 4.50m x 3.23m )

Spacious double bedroom with fitted wardrobes and overhead cupboards. Carpeted flooring and warmed by an electric wall heater. Double glazed window overlooks the front.

## Bedroom Two

16' 9" x 16' 6" ( 5.11m x 5.03m )

Superbly spacious double bedroom with carpeted flooring and warmed by a log burner. Velux window and double glazed window to the rear.

## Bedroom Three

9' 7" x 16' 3" ( 2.92m x 4.95m )

Third spacious double bedroom with fitted wardrobe and carpeted flooring. Double glazed window overlooks the rear.

## Bedroom Four

12' 1" x 14' 10" ( 3.68m x 4.52m )

Fourth double bedroom with fitted wardrobe, carpeted flooring and a double glazed window to the front. Door to ensuite.

## Ensuite

Ensuite shower room with step in corner shower cubicle, low flush WC and wash hand basin. Heated towel warmer/radiator, fully tiled walls and flooring and a double glazed window to the rear.

## Shower Room

Tripled sized step in shower cubicle, low flush WC and wash hand basin. Heated towel warmer/radiator, fully tiled walls and flooring. Double glazed window to the rear.

## Second Floor Bedroom Five

15' 1" x 12' 2" ( 4.60m x 3.71m )

Second floor double bedroom with carpeted flooring and eaves storage. Double glazed window to the rear.

## Bedroom Six

20' 5" x 4' 8" to eaves ( 6.22m x 1.42m to eaves )

Superb sized double bedroom with velux window and double glazed window to the rear.

## Bathroom

Bathroom suite comprising bath and separate corner shower cubicle, low flush WC and wash hand basin. Heated towel warmer/radiator, tiled walls and flooring. Window to the side.

## Garage

16' 11" x 17' 7" ( 5.16m x 5.36m )

With electric doors.

## External

Externally there is a pretty front garden with a variety of rose bushes aswell as wrap around but gated access to toe rear. The rear is low maintenance paved courtyard, with flower beds containing fruit trees and berry bushes. Having lovely, seated area outside the kitchen windows while also giving access to the double garage. The property has electric gates to privates and secure it from the road and offers complete privacy with no overlookers to the rear.



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## Briarfield Gardens, Huddersfield

- Guide Price £450,000 to £475,000
- Extremely Spacious Family Room
- 6 Beds, 3 Bathrooms and 3 Reception Rooms
- All Double and Larger Rooms
- Double Garage With Electric Door
- Parking For Multiple Cars

Tenure: Freehold EPC Rating: D

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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