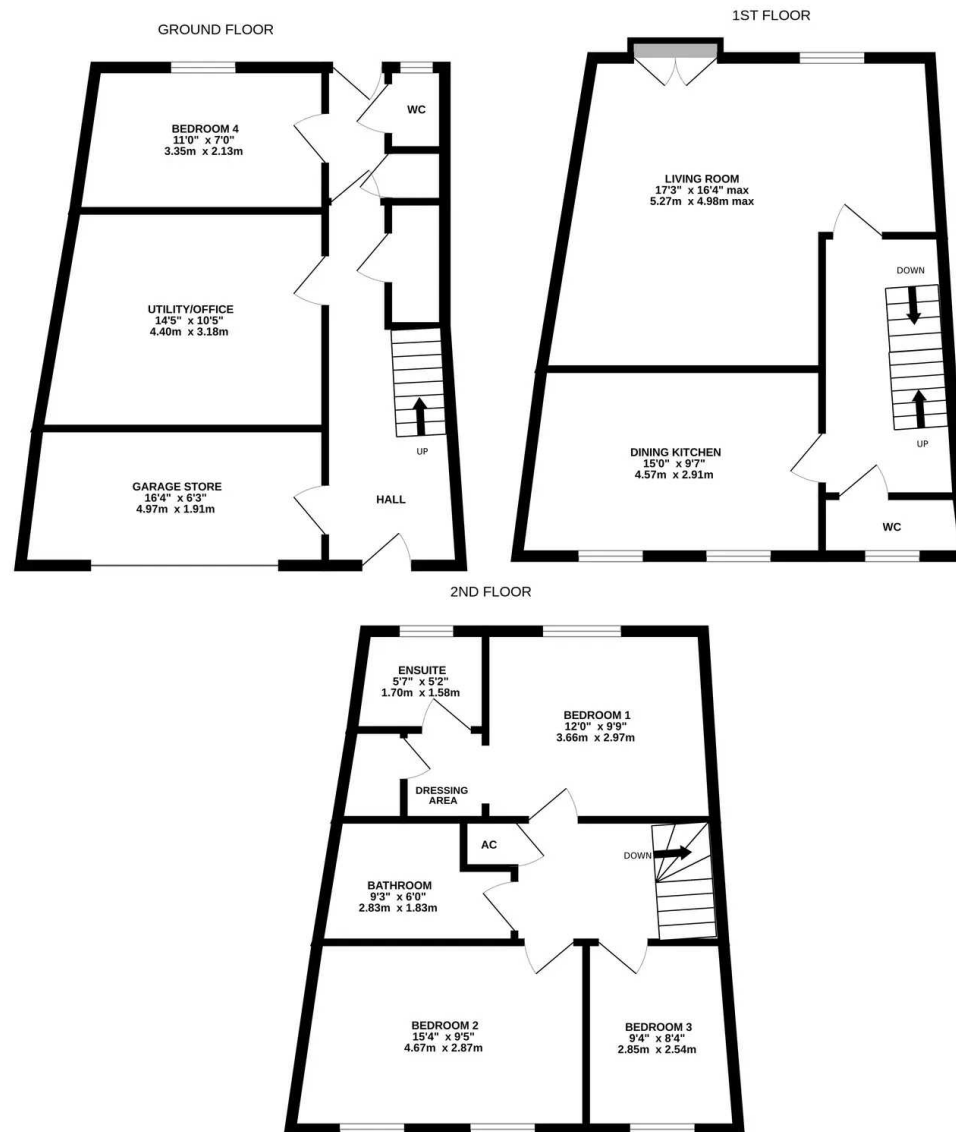




## Birkhead Close, Kirkburton

Huddersfield, HD8 0GS

Offers Over **£325,000**



BIRKHEAD CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 46 Birkhead Close

Kirkburton, Huddersfield, HD8 0GS

A SUPERBLY PRESENTED, MID-TERRACE TOWNHOUSE PROPERTY FINISHED TO A HIGH STANDARD THROUGHOUT, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. NESTLED IN THE SOUGHT AFTER DEVELOPMENT OF BIRKHEAD CLOSE, Highburton. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS USEFUL, MULTI-USE TREATMENT ROOM/HOME OFFICE, HIGH SPECIFICATION INTERIOR AND LOW MAINTENANCE GARDENS.

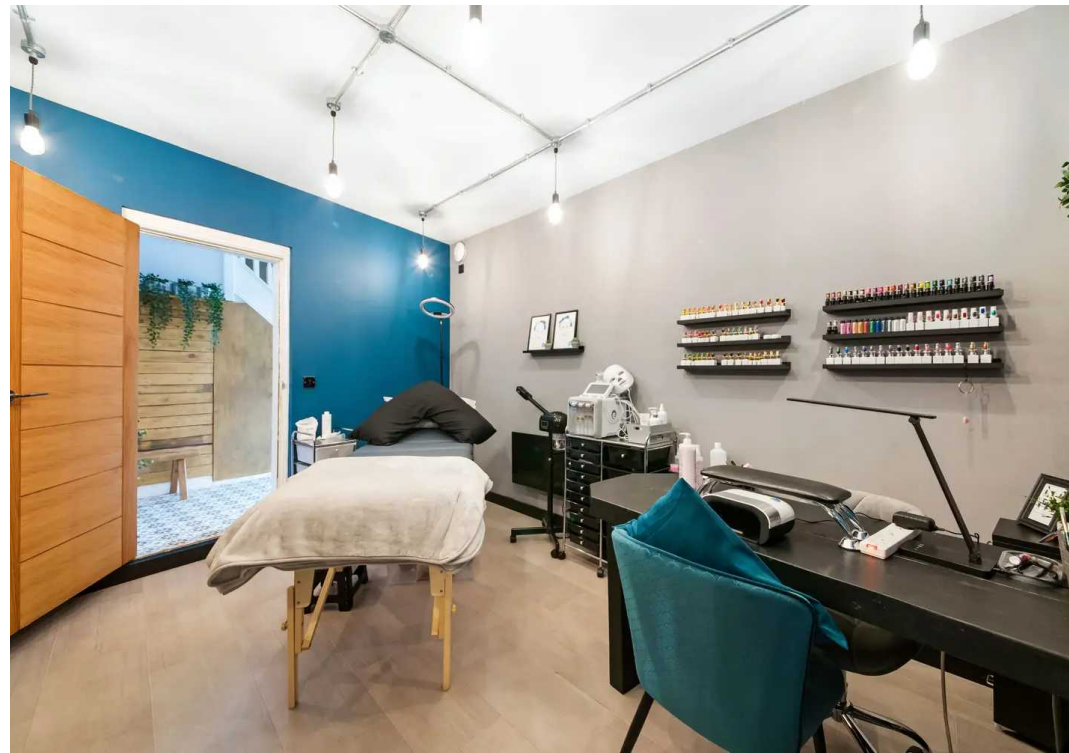
The property accommodation briefly comprises of entrance hall, garage storage, multipurpose treatment room/home office, downstairs WC and ground floor double bedroom to the ground floor. To the first floor is a spacious L shaped lounge with Juliet balcony, open-plan dining-kitchen and first floor WC. To the second floor there are three further bedrooms and the house bathroom with bedroom one having en-suite facilities. Externally there is a driveway providing off street parking and an enclosed low maintenance garden to the front, to the rear is an enclosed, gravelled garden space.

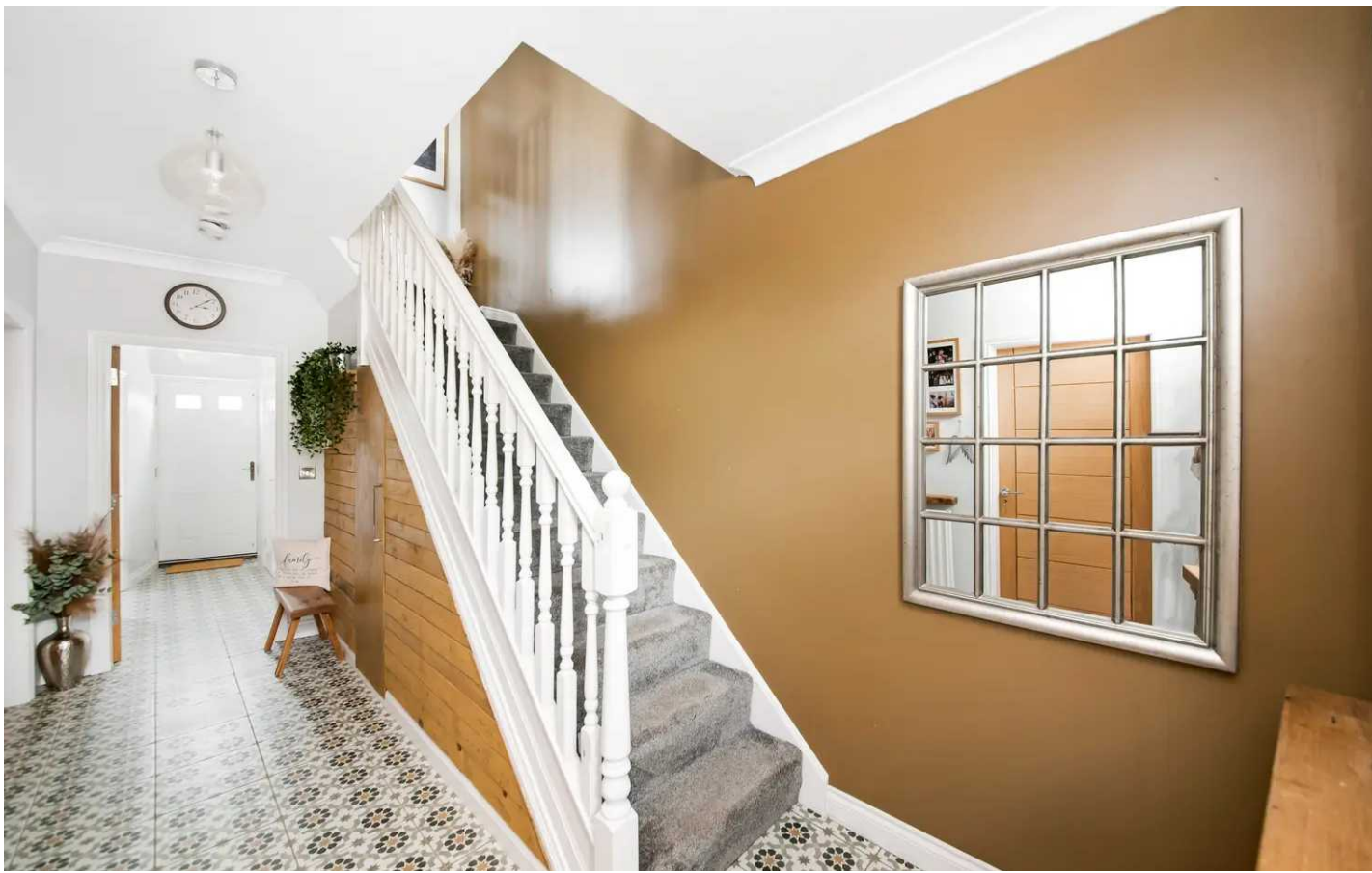
Tenure Freehold.

Council Tax Band D.

EPC Rating C.







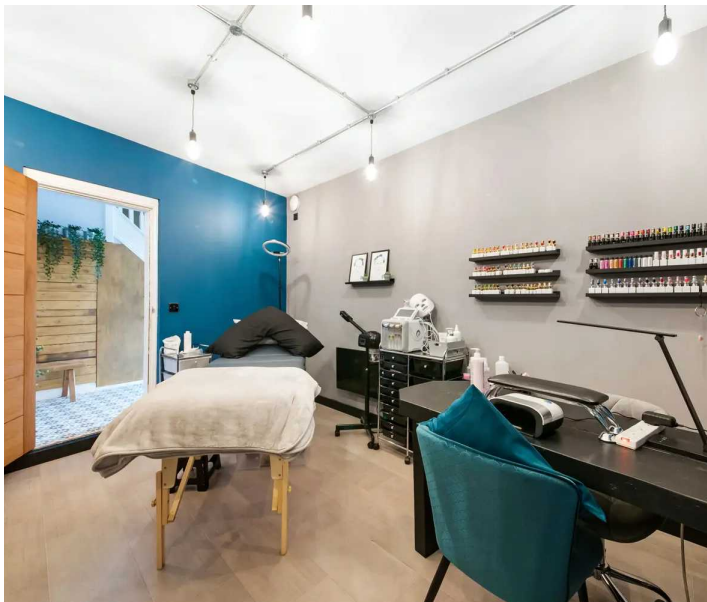
## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts. The entrance hall is decorated to a high standard and features attractive tiled flooring, a staircase with wooden banister and traditional spindle balustrade rising to the first floor, a useful understairs cloaks cupboard with attractive timber cladding, decorative coving to the ceiling, a ceiling light point, and a radiator. Oak doors provide access to the garage/recreational space and to the rear vestibule which then provides access to the downstairs w.c., additional cloaks cupboard, and ground floor double bedroom.

### TREATMENT ROOM

This versatile space can be utilised in a variety of ways and is decorated to a particularly high standard with six ceiling light points, high-quality flooring, and underfloor heating. There is a useful utility area which features fitted wall and base units with complementary work surfaces over, incorporating a stainless-steel single bowl sink unit with chrome mixer tap. There is high-gloss, brick-effect tiling to the splash areas, and the utility area is well equipped with an integrated fridge freezer unit, plumbing and provisions for an integral washing machine and a condensing tumble dryer.



### **GARAGE / HOME OFFICE / GYM**

The garage has been converted into two useful areas, with the first area being utilised as a home office/gym. There is lighting and power in situ, two infrared heaters, and a remote controlled roller shutter door to the front elevation. The garage area houses the property's boiler.

### **REAR VESTIBULE**

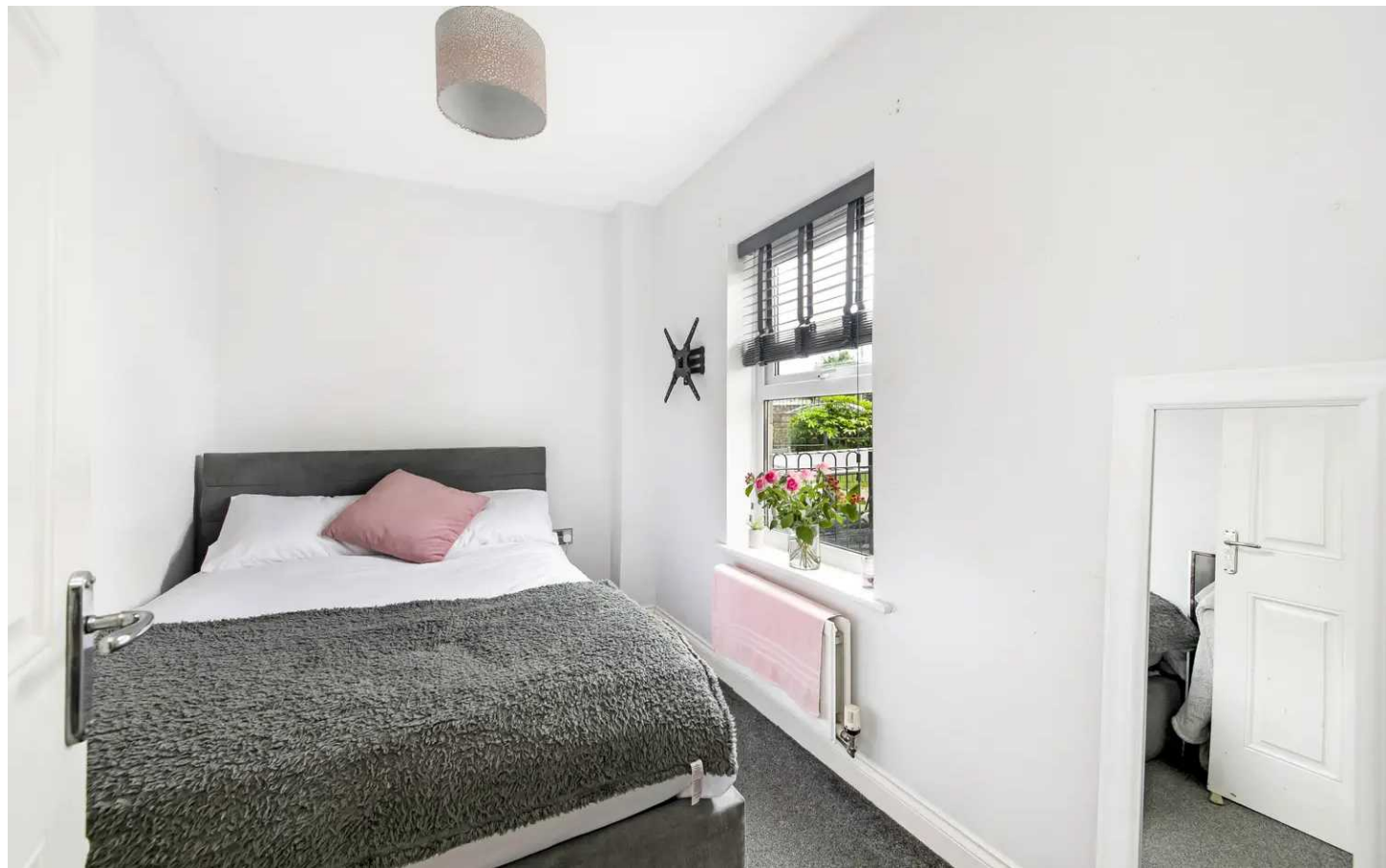
The attractive tiled flooring continues through from the entrance hall into the rear vestibule, which features multi-panel timber doors providing access to the downstairs w.c., ground floor double bedroom and walk-in wardrobe. There is a double-glazed external door to the rear elevation which provides direct access out to the gardens.

### **GROUND FLOOR DOUBLE BEDROOM**

The ground floor double bedroom enjoys a great deal of natural light cascading through the double-glazed window to the rear elevation. There is a ceiling light point and a radiator.

### **DOWNSTAIRS W.C.**

The ground floor w.c. features a contemporary two-piece suite which comprises of a low-level w.c. with push-button flush and a broad wash hand basin with vanity cupboard beneath and matte black Monobloc mixer tap over. There is attractive luxury vinyl tiled flooring, a ceiling light point, a radiator, and a double-glazed window with obscure glass to the rear elevation.



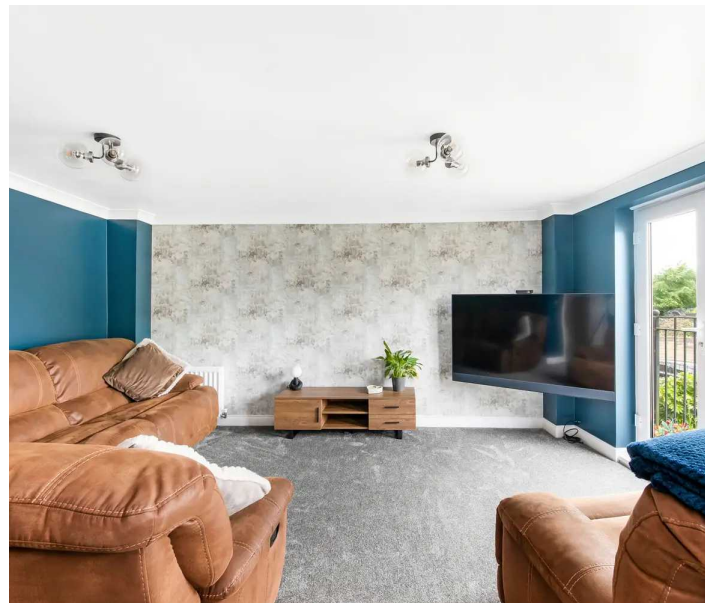
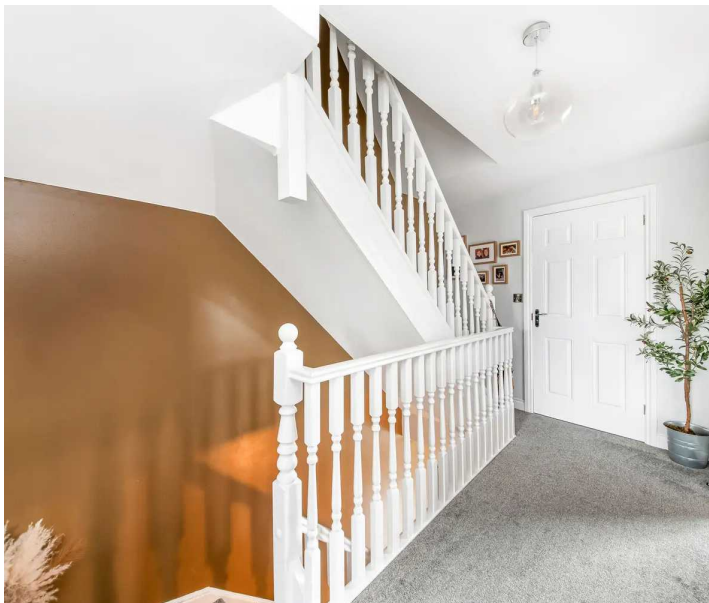
## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Multi-panel doors provide access to the fabulous lounge, open-plan dining kitchen, and bathroom. A further staircase with wooden banister and traditional spindle balustrade rises to the second floor, and there is a ceiling light point and radiator.

### LOUNGE

The lounge is a generously proportioned, L-shaped reception room which enjoys a great deal of natural light courtesy of a double-glazed window to the rear elevation and doors leading out to a Juliet balcony, which provides a pleasant open-aspect view of the development. The room is decorated to a high standard and features decorative coving to the ceiling, three ceiling light points, and two radiators.



## OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen enjoys a great deal of natural light which cascades through the two double-glazed windows to the front elevation. There is laminate flooring, inset spotlighting to the ceiling, and a radiator. The kitchen features a range of fitted wall and base units with complementary work surfaces over, incorporating a one-and-a-half-bowl composite sink and drainer unit with mixer tap. There are high-quality, built-in appliances, including a waist-level fan assisted oven, a four-ring ceramic hob with integrated cooker hood over, a fridge freezer unit, and a dishwasher. There are soft-closing doors and drawers, under unit LED strip lighting, and a tall larder cupboard. There is attractive brick-effect tiling to the splash areas and corner carousel units.





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ESTATE AGENTS

### **FIRST FLOOR W.C.**

The first floor w.c. features a modern two-piece suite which comprises of a low-level w.c. with push-button flush and a broad wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap over. There is attractive tiled flooring, a central ceiling light point, a radiator, and a double-glazed window with obscure glass to the front elevation.

### **SECOND FLOOR**

#### **SECOND FLOOR LANDING**

Taking the staircase from the first floor, you reach the second floor landing. There is a ceiling light point, a loft hatch providing access to a useful attic space, and multi-panel doors providing access to three well-proportioned bedrooms, the house bathroom and the airing cupboard.



## BEDROOM ONE

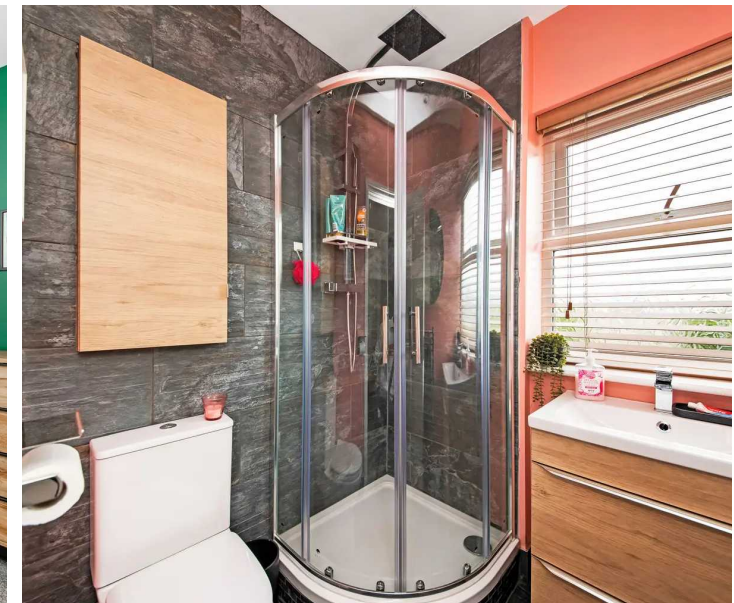
Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, again offering a pleasant open outlook over the tree-lined development, a radiator, a ceiling light point, and an arched doorway providing access to the dressing room/walk-in wardrobe which then proceeds into the en-suite shower room.

## BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe is a great use of the space accessed via a hidden access door, with attractive timber wall cladding, hanging rails in situ, a ceiling light point, and a multi-panel door proceeding into the en-suite shower room.

## BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite which comprises of a low-level w.c. which comprises of a low-level w.c. with push-button flush, a quadrant-style shower cubicle with thermostatic rainfall shower and separate handheld attachment, and a broad wash hand basin with cascading waterfall mixer tap and vanity drawers beneath. There is tiled flooring, tiling to the walls, a recessed toiletry cabinet, a chrome ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, an LED backlit vanity mirror, and a double-glazed window with obscure glass to the front elevation.





### **BEDROOM TWO**

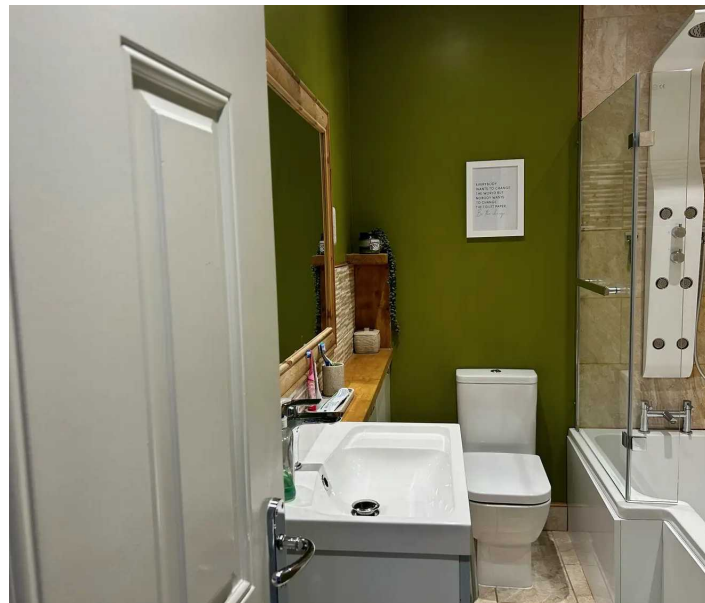
Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the rear elevation, a ceiling light point, and a radiator.

### **BEDROOM THREE**

Bedroom three enjoys a great deal of natural light courtesy of a double-glazed window to the rear elevation. There is a ceiling light point, a radiator, and built-in bunk beds over the bulkhead for the stairs.

### **HOUSE BATHROOM**

The house bathroom features a white, modern, three-piece suite which comprises of a low-level w.c. with push-button flush, a broad wash hand basin with chrome Monobloc mixer tap and vanity drawers beneath which incorporates matching toiletry cabinets with timber work surface above, and an L-shaped panel bath with multi-jet thermostatic rainfall shower over and separate handheld attachment. There is tiled walls and tiling to the splash areas, a shaver point, inset spotlighting to the ceiling, a chrome ladder-style radiator, and an extractor fan.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property is accessed off Birkhead Close via a private shared driveway which leads to three properties including the subject property. There is off-street parking for three vehicles courtesy of a tarmacadam driveway and a low maintenance enclosed garden to the front with fence boundaries and an artificial lawn. There is also an external light.

### REAR GARDEN

Externally to the rear, the property features a low-maintenance garden which is laid predominantly with gravel and features part-fence and part-wall boundaries.

### DRIVEWAY

3 Parking Spaces





## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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