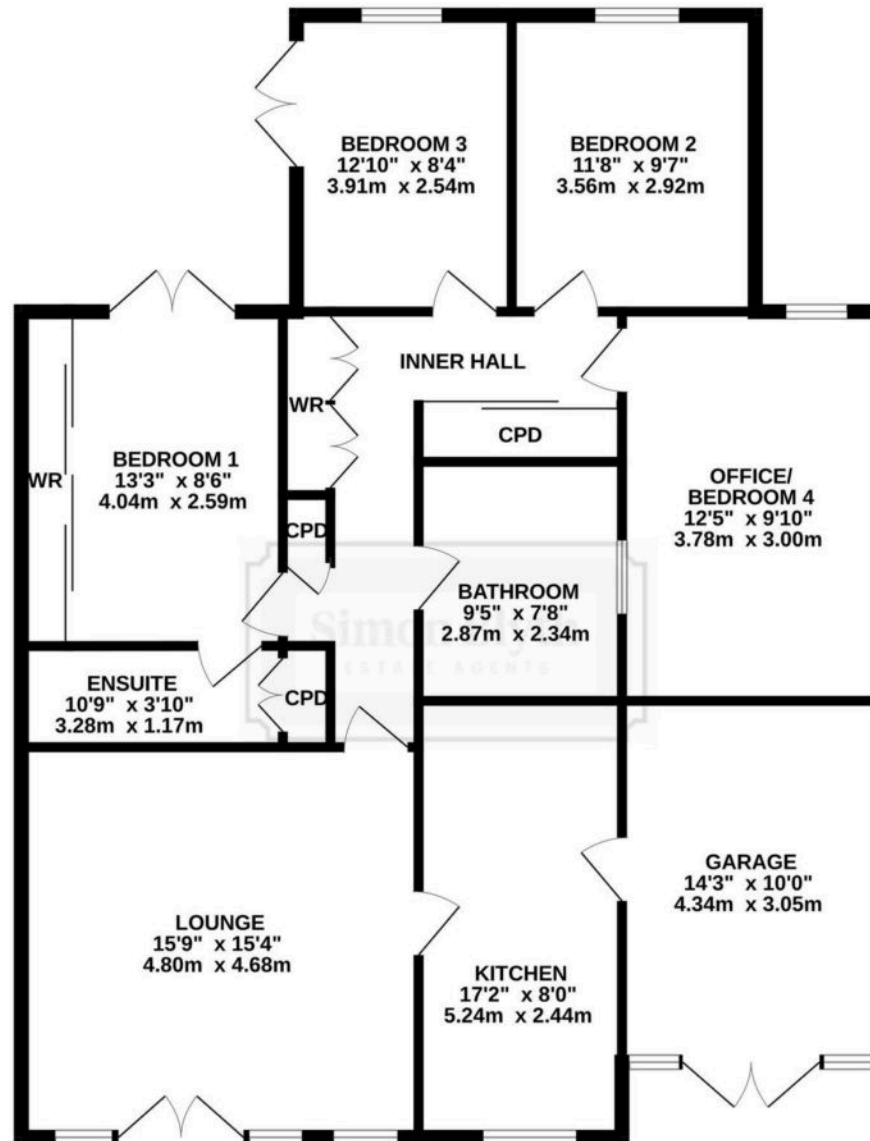




Springfield Drive, Birdsedge
Huddersfield, HD8 8XS

Offers in Region of **£310,000**



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4 Springfield Drive

Birdsedge, Huddersfield, HD8 8XS

A SUPERBLY PRESENTED, FOUR-BEDROOM TRUE BUNGALOW, SITUATED IN THE SOUGHT AFTER VILLAGE OF BIRDSEDGE. OCCUPYING A PLEASANT POSITION, WITH LOW MAINTENANCE AND PRIVATE GARDEN TO THE REAR, INTEGRAL GARAGE/WORKSHOP AND DOUBLE DRIVEWAY. WITH PLEASANT WALKS NEARBY, AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises integral garage/workshop, breakfast kitchen, open-plan living/dining room, inner hallway, four double bedrooms, and the house bathroom, with bedroom one having en-suite shower room. Externally there is double driveway leading to the attached double garage, with low maintenance garden to the front, and to the rear is a flagged patio with lawn and with summerhouse with adjoining shed and greenhouse.

Tenure Freehold.
Council Tax Band C.
EPC Rating C.



ENTRANCE / GARAGE

14' 3" x 10' 0" (4.34m x 3.05m)

Enter into the property through twin, double-glazed, PVC doors with obscure glazed inserts and adjoining windows to either side into the garage. The garage features lighting and power and has been utilised as a workshop, so there is fitted shelving, cupboards and work benches in situ, as well as plumbing and provisions for an automatic washing machine and space for a tumble dryer. A double-glazed PVC door with obscure glazed inserts to the side elevation then proceeds into the breakfast kitchen.

BREAKFAST KITCHEN

17' 2" x 8' 0" (5.23m x 2.44m)

The breakfast kitchen enjoys a great deal of natural light cascading through the bank of double-glazed windows with leaded detailing and integrated blinds to the front elevation. The kitchen is finished to a high standard with fitted wall and base units with complementary work surfaces and matching upstand over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are high-quality appliances including a four-ring, ceramic, induction hob with ceramic splashback and integrated cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave combination oven, a dishwasher, and built-in fridge freezer unit. The kitchen benefits from under-unit LED lighting, inset spotlighting to the ceiling, soft-closing doors and drawers, and a breakfast peninsula for informal dining. An oak and glazed door proceeds into the open-plan living dining room.





OPEN-PLAN LIVING DINING ROOM

15' 9" x 15' 4" (4.80m x 4.67m)

The living dining room enjoys a great deal of natural light cascading through double-glazed French doors with adjoining windows to the front elevation and an additional double-glazed window with leaded detailing, offering pleasant views across the property's gardens. The room is decorated to a high standard with a neutral finish and features a central ceiling light point, three wall light points, a radiator, and an oak and glazed door proceeding to the inner hallway.

INNER HALLWAY

The inner hallway features a decorative dado rail with wall panelling beneath, high-quality laminate flooring, a radiator, three ceiling light points, and an extractor vent. Oak doors provide access to four well-proportioned bedrooms and the house bathrooms, and there is a loft hatch with attached drop-down ladder which provides access to a useful attic space. Additionally, the inner hallway benefits from an array of fitted cupboards and storage.

BEDROOM ONE

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom one is a light and airy double bedroom benefitting from a bank of wall-to-wall, high-quality fitted wardrobes with sliding doors in situ. There is a radiator, a ceiling light point, a bank of double-glazed French doors to the rear elevation, and en-suite shower room facilities accessed via an oak and glazed door.

BEDROOM ONE EN-SUITE SHOWER ROOM

10' 9" x 3' 10" (3.28m x 1.17m)

The en-suite shower room features a modern, white, three-piece suite comprising a low-level w.c. with concealed cistern which incorporates a broad winged wash hand basin with chrome mixer tap and vanity cupboards beneath, and a step-in shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is tiled flooring, tiling to the walls, two ceiling light points, an extractor vent with inset spotlighting, a radiator, a shaver point, an LED backlit vanity mirror, a useful toiletry cupboard with space for towels, and provisions for a hairdryer.





BEDROOM TWO

12' 10" x 8' 4" (3.91m x 2.54m)

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

BEDROOM THREE

11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom three can accommodate a double bed and benefits from dual-aspect windows with a double-glazed window to the rear elevation and double-glazed French doors to the side elevation, which also provide direct access to the flagged patio. There is a ceiling light point and a radiator, and the room is decorated to a high standard with a neutral finish.



BEDROOM FOUR

12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture, however the room is extremely versatile and has been utilised as a home office. There is a double-glazed window to the rear elevation, inset spotlighting to the ceiling, ample plug points, a radiator, and telephone and internet points.

HOUSE BATHROOM

9' 5" x 7' 8" (2.87m x 2.34m)

The house bathroom features a modern four-piece suite comprising a P-shaped panel bath with thermostatic rainfall shower over, separate handheld attachment, multi-jet function and curved shower guard, a bidet, a low-level w.c. with push-button flush, and a broad wash hand basin with vanity cupboards beneath, adjoining toiletry cabinets and a chrome monobloc mixer tap. There is attractive tiled flooring and tiling to the walls, inset spotlighting to the ceiling, two wall light points, a radiator, an LED backlit vanity mirror, and a double-glazed window to the side elevation.





EXTERNAL

FRONT GARDEN

Externally to the front is a large tarmacadam driveway leading to the integral garage. There is also a lawn garden with flagged patio area.

REAR GARDEN

Externally to the rear, the property enjoys a pleasant, low maintenance and private garden which features a sheltered flagged patio area with two external lights, ideal for al fresco dining and barbecuing. The main portion of the garden is laid predominantly to lawn, with well-stocked flower and shrub beds, and at the top of the garden is a fabulous summerhouse with adjoining garden shed for storage and a greenhouse which is set upon a timber hardstanding. The gardens are well stocked, mature and private.





VIEWING

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

BOUNDARY OWNERSHIP

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Saturday – 9am to 4:30pm

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