

**martin-thornton.com
01484 508000**



**Rose Mount, Birkby
Huddersfield, Yorkshire**

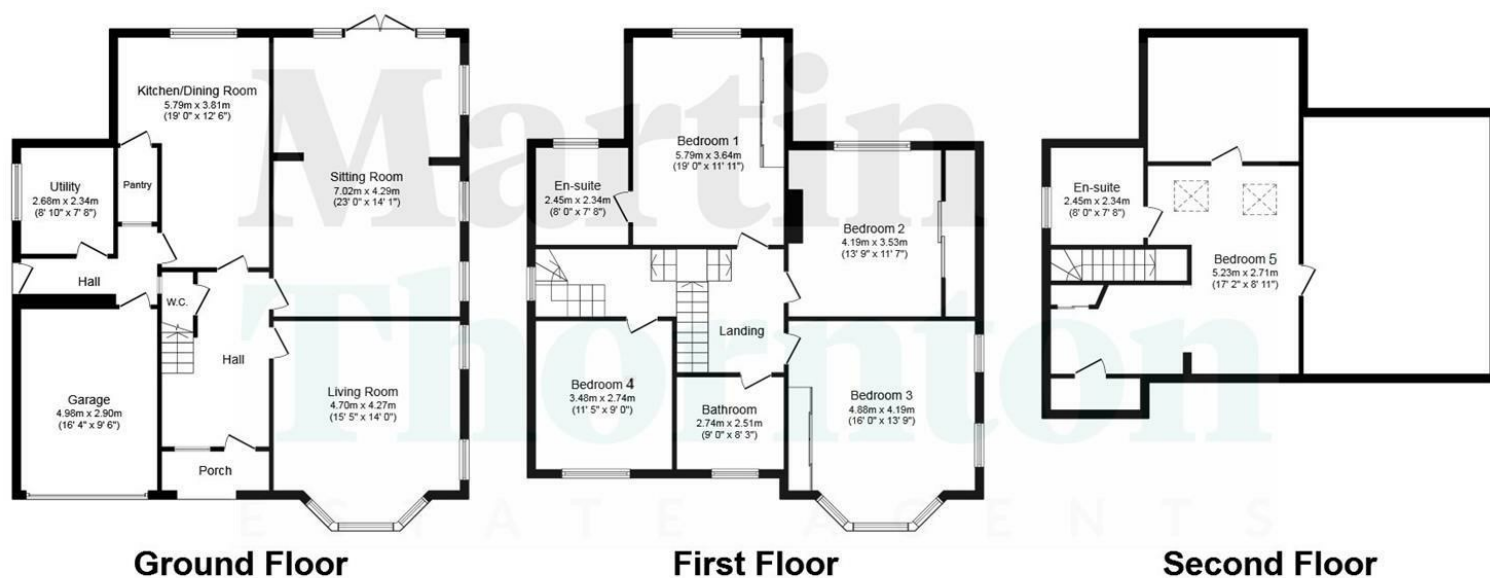
**Offers in the region of
£490,000**

MARTIN THORNTON PLATINUM

A five-double-bedroomed detached family home standing in a cul-de-sac amongst other quality homes. The property has been extended from its original design and offers a very spacious interior with accommodation on three floors and a superbly presented rear garden that enjoys the afternoon sun and certainly has the wow factor. The property is ideally placed for motorway access, amenities within Lindley Village, hospital and train station within the town centre. The accommodation comprises an entrance hallway with downstairs WC, a living room with a bay window, a large extended dining/sitting room with French doors, a kitchen with under floor heating, granite worksurfaces and a range-style cooker, a side hallway with utility and access to the integral garage. On the first floor are four double bedrooms (three of which have built-in wardrobes), the master with an en suite, and a house bathroom. On the top floor is the fifth double bedroom which also has an en suite bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is a resin driveway providing parking and access to the garage. The rear garden is particularly mature with various seating areas, a lawned area and a gazebo that incorporates seating and power. An early inspection is an absolute must to appreciate the position, gardens, presentation and amount of accommodation on offer. The property has the advantage of no onward chain.

Rose Mount, Birkby Huddersfield, Yorkshire

Floorplan



Total floor area 259.4 m² (2,792 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Rose Mount, Birkby Huddersfield, Yorkshire

Details



Entrance Hallway

A stone archway gives shelter from the elements and has quarry tiled flooring. A timber door with a leaded and coloured glazed panel then gives access to the hallway. The wide hallway has a staircase rising to the first floor accommodation. There is detailed internal joinery with a deep window cill, deep skirting board, coving to the ceiling and a radiator. At the end of the hallway beneath the staircase is the downstairs WC.

Downstairs WC



This has a two-piece white suite with a corner hand basin with a mosaic-style tiled splashback and a low-level WC along with an upright chrome ladder-style radiator.

Living Room



This pleasant principal reception room is positioned at the

front of the property. The room is light and bright, enjoying a dual aspect, and the bay window incorporates uPVC glazing along with twin side uPVC windows. There is a decorative fire surround along with wall light points, coving to the ceiling and a radiator.

Dining/Sitting Room



Extended from the original design, this is now a very spacious multipurpose second reception room, perfect as a formal dining room with a sitting area adjoining. The room is light and bright with a dual aspect, having side uPVC windows and uPVC French doors with windows on either side giving access out into the superb rear garden. The focal point of the room is a fireplace with a raised hearth, home to a coal-effect living flame gas fire. There are various wall light points along with engineered oak-style flooring throughout and the room has two radiators.

Rose Mount, Birkby Huddersfield, Yorkshire

Details

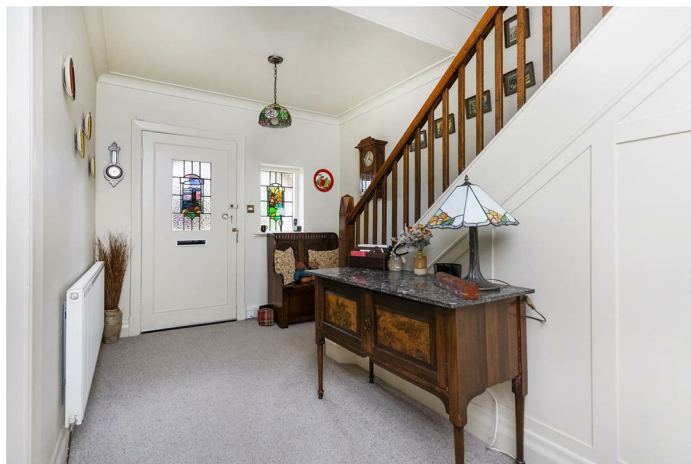


Kitchen



This room has electric under floor heating and provides an open plan sociable eating and entertaining space. There is an array of units finished in oak to high and low levels with granite working surfaces and matching upstands. The sunken stainless steel sink has a single drainer adjoining which is a grooved draining area. The centrepiece of the kitchen is a Leisure range-style cooker incorporating a five-ring gas hob and hotplate with ovens beneath and a canopy-style filter hood above. There is space for an American-style fridge freezer with a cold water feed beneath and an integrated dishwasher. The island unit has storage along with matching granite worktops and can incorporate four chairs/buffets. There is ceiling downlighting, a walk-in pantry with shelving and a rear uPVC window overlooking the superb garden. An internal timber and glazed door leads through to the side hallway.

Side Hallway



This has an external door along with floor tiling and a radiator. A further door leads into the integral garage and a useful walk-in utility/store.

Utility/Store

This area has a continuation of the floor tiling along with plumbing for an automatic washer, space for additional appliances, built-in shelving and a radiator.

First Floor Landing



From the hallway, the staircase rises to the first floor landing which is in two sections, one of which has a staircase rising to the first floor accommodation and a radiator.

Rose Mount, Birkby Huddersfield, Yorkshire

Details



Bedroom One



This large double bedroom is positioned at the rear of the property and a bank of built-in wardrobes with double hanging rails and shelving. As the floor plan dimensions show, the room can accommodate a good amount of fitted or freestanding furniture. There is also a radiator. As this is the master bedroom, it has the benefit of its own en suite.

En Suite Shower Room



This room has a double shower cubicle with an overhead circular waterfall-style shower fitting. There is a low-level WC with a concealed cistern and a hand basin with storage below along with further drawers and a mirror with lighting above. There is tiling to the walls and floor, ceiling downlighting and an upright chrome ladder-style radiator. To the rear elevation is an obscure uPVC window.

Bedroom Two



This large double bedroom is positioned at the rear of the property and also has built-in wardrobes, three of which have mirror fronts, coving to the ceiling and a radiator.

Bedroom Three



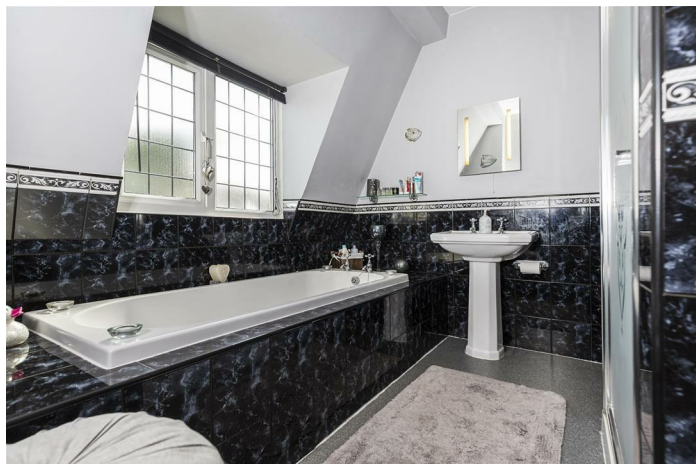
This double bedroom is positioned at the front of the property and is light and bright having a uPVC bay window and twin side uPVC windows. There are built-in wardrobes, coving to the ceiling and a radiator.

Rose Mount, Birkby Huddersfield, Yorkshire

Details



House Bathroom



This room has a four-piece suite comprising a bath with a tiled surround, a pedestal hand basin and a low-level WC. The shower cubicle has a tiled interior and a Mira Jump independent shower. There is half-height wall tiling along with ceiling downlighting, an opaque uPVC rear window to the front elevation, an extractor fan and a combination radiator/towel heater.

Bedroom Four



This double bedroom is positioned at the front of the property and has oak-style engineered flooring, a uPVC window and a radiator.

Top Floor Accommodation

From the landing, a staircase rises to the top floor where there is a decorative leaded and coloured glazed uPVC

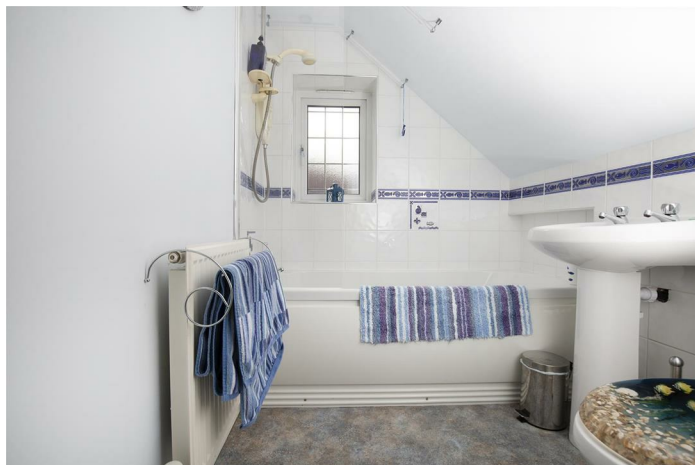
window to the side elevation. At the top of the staircase, a door gives access to the bedroom.

Bedroom Five



This double bedroom would make a perfect guest or teenage room and has the advantage of its own en suite. There is access to a wealth of handy storage space and the room has two Velux windows and two radiators.

En Suite Bathroom



This room has a panelled bath with shower screen and a Mira Sport independent electric shower over. There is a pedestal hand basin and a low-level WC. There is a uPVC side window along with ceiling downlighting, an extractor fan and a radiator.

Rose Mount, Birkby Huddersfield, Yorkshire

Details



External Details



Wrought iron gates give access to a resin driveway providing parking and access to the integral garage. To the left hand side is a paved pathway leading to the rear garden. At the front of the property is a perimeter stone wall and a mature garden with a range of shrubs and plants, rockery borders and a low maintenance gravel area enjoying the morning and midday sun. There is external lighting. The rear garden certainly has the wow factor for the presentation and privacy that it enjoys, facing west, it benefits from the midday and afternoon sun. There is a full-width paved seating/patio area adjoining the French doors within the extended dining/sitting room. To the side of the property, there is ideal space for garden storage/lock boxes and there is external lighting. There is a paved seating area providing a perfect eating and entertaining space adjoined by a shaped and level lawn with mature flower beds and borders along with a smaller seating area with coloured slate. There is a gravelled flowerbed incorporating railway-style sleepers. We understand from the vendors that the narrower section of the garden where the gravelled pathway begins is rented at approx. £50.00 per annum from Kirklees Council. This central gravelled pathway with mature beds and borders and mature hedges on either side creates what feels like a secret garden and this continues towards the end of garden where there is a most attractive shingle roofed circular gazebo incorporating circular padded seating, power and lighting. This area has views back towards the rear of the property and the gravelled pathway continues behind a conifer hedge/screen to a potential vegetable garden and a stone boundary wall.

Garage

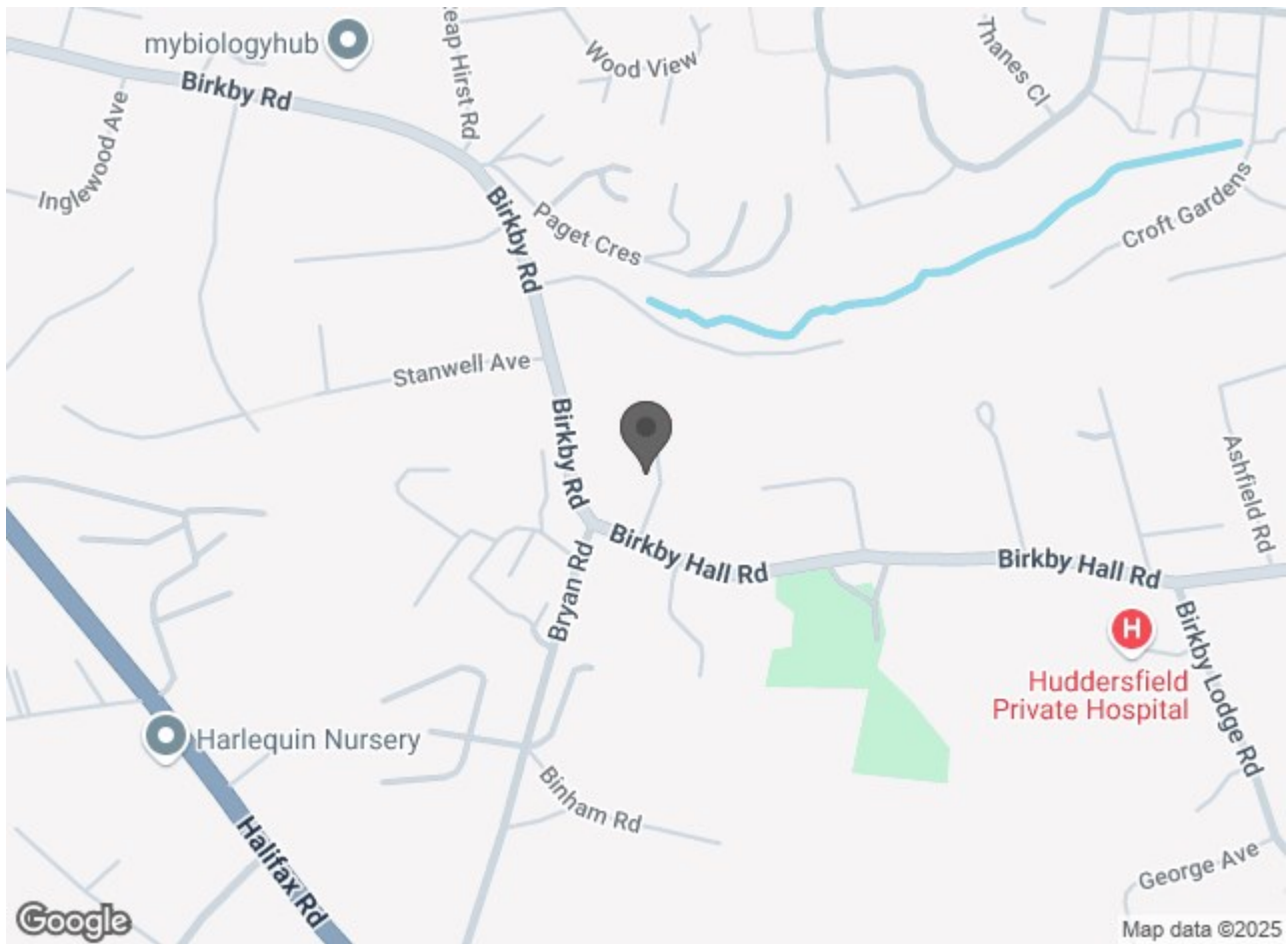
The garage has an automatic up-and-over door, power and lighting. This area houses the boiler for the central heating system and has a personal door into the rear hallway.

Tenure

The vendor confirms the property is freehold.

Rose Mount, Birkby Huddersfield, Yorkshire

Directions



Martin Thornton
PLATINUM

martin-thornton.com
01484 508000

Rose Mount, Birkby Huddersfield, Yorkshire

DISCLAIMER

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.