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**Oakfield Road, Birkby  
Huddersfield, Yorkshire**

**Offers over £425,000**

**MARTIN THORNTON PLATINUM**

Positioned on this tree-lined, no-through road is this very spacious five-bedroom semi-detached period home, extended to the rear. This has been a much loved family home for the past thirty years. The property is ideally placed for motorway access, Huddersfield Royal Infirmary, local schools and amenities within Lindley village centre. The spacious accommodation is arranged on three floors. There is an entrance hallway, downstairs WC, dining/living room with bay window, large snug, large living/garden room and breakfast kitchen with integrated appliances. On the first floor are three bedrooms, bathroom and separate WC. On the top floor are two further bedrooms. There is a gas-fired central heating system. Externally, the property has a detached double garage on the opposite side of the road along with front and rear gardens, the rear with a large patio area and a lawn. Properties in this location are rarely available and an early internal viewing is advised.

# Oakfield Road, Birkby Huddersfield, Yorkshire

## Floorplan



All measurements are approximate and for display purposes only

# Oakfield Road, Birkby Huddersfield, Yorkshire

## Details



### Entrance Porch

An open entrance porch gives shelter from the elements and from here an external timber door with the upper portion having leaded glazing gives access to the hallway.

### Hallway



The wide entrance hallway is particularly impressive with a high ceiling and a spindle staircase incorporating heart detailing, which was a feature of the original builder's design. Beneath the staircase is a large and useful storage cupboard. There is oak-style laminate flooring and a radiator. Access can be gained to the dining/living room.

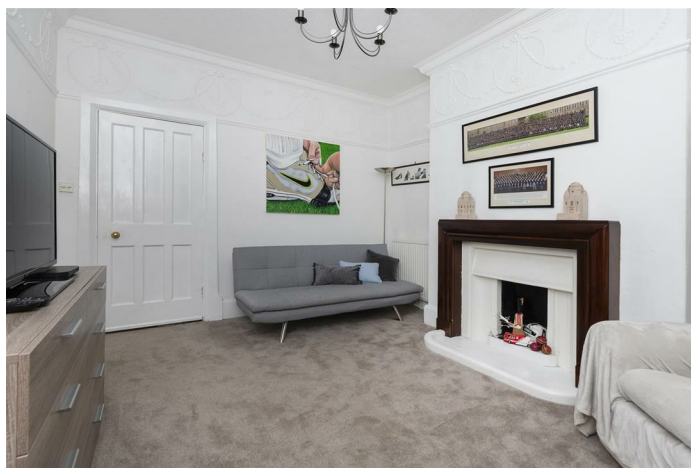
### Dining/Living Room



Positioned at the front of the property with a wonderful wide bay window, this is a multipurpose room that could be utilised as a formal dining room or living room. The room

enjoys a pleasant dual aspect with the bay window at the front and side windows on either side of the fireplace. The fireplace has decorative tiling incorporating a mirror and a deep hearth with an open grate. There is deep cornice coving, a picture rail, deep skirting boards, plenty of room for furniture and a radiator.

### Snug



This is a good-sized third reception room which makes a very cosy sitting room or a home office. There is a wide chimney breast with a timber fire surround incorporating tiling and an open grate. Above the picture rail is decorative plaster frieze work, a serving hatch through to the breakfast kitchen and a radiator. Set to a feature archway with central glazed door with leaded glazing above, access can be gained to the rear sitting room/dining room.

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## Details

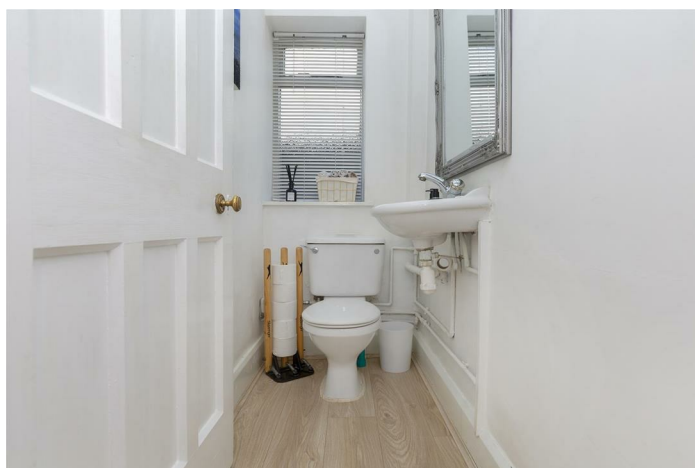


### Sitting/Garden Room



This very large principal reception room is positioned at the rear of the property and is light and bright with glazing to three sides. There is a fire surround with a marble finish hearth and electric stove along with a large skirting heater, coving to the ceiling and a wall light point. A timber and glazed door gives access to the garden.

### Downstairs WC



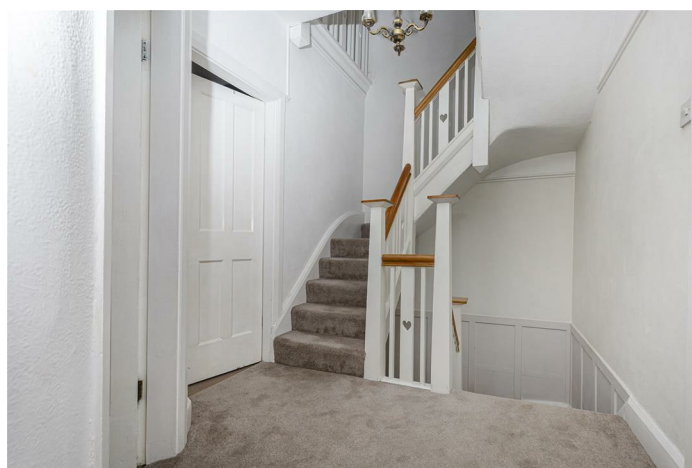
This is accessed from the hallway and has a continuation of the oak-style laminate flooring. The room has a wall-mounted hand basin, a low level WC and a side window.

### Breakfast Kitchen



This room has an array of units to high and low levels with granite working surfaces and a sunken one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include a five-ring gas hob with granite splashback and illuminated canopy-style filter hood, Bosch oven, grill and fridge. There is space for an American-style fridge freezer and plumbing for an automatic washer. Concealed is the boiler for the central heating system. The room enjoys a dual aspect with rear and side windows along with a timber and glazed side door and a continuation of the oak-style laminate flooring.

### First Floor Landing



From the hallway, the staircase rises to the first floor landing, which has a radiator and a staircase rising to the top floor accommodation.

# Oakfield Road, Birkby Huddersfield, Yorkshire

## Details



### Bedroom One



This double bedroom is positioned at the front of the property and has a bay window with a pleasant outlook onto the tree lined street. To the broad chimney breast, there is a decorative cast iron fireplace. The room can easily accommodate fitted or freestanding furniture and has a radiator.

### Bedroom Two



This double bedroom is positioned at the rear of the property also with a decorative cast iron fireplace. The room enjoys a dual aspect with rear and side windows, can easily accommodate fitted or freestanding furniture and has a radiator.

### Bedroom Three

This bedroom is positioned at the front of the property and is

currently utilised as a large dressing room. The room can accommodate a double bed, has windows to the front and a radiator.

### Bathroom



This newly refurbished bathroom has a corner shower cubicle with an aqua-boarded interior for ease of maintenance along with an overhead waterfall-style shower fitting and a hand-held shower attachment. There is a rectangular wash hand basin with storage cupboards below and a period bath with a shower unit above. The room has appropriate tiling, a useful cupboard with shelving, a side window and an upright chrome ladder-style radiator.

### Separate WC



This has a two-piece white suite comprising a wash hand basin with tiled splashback and a low-level WC. The room has a side window.

# Oakfield Road, Birkby Huddersfield, Yorkshire

## Details



### Top Floor Landing



From the first floor landing, a spindle staircase incorporating the heart motif rises to the top floor. This gives access to the two remaining bedrooms and has sliding door storage with hanging rails along with a skylight-style window.

### Bedroom Four



This double bedroom is positioned at the rear of the property and has a Velux window, a wash hand basin with storage cupboards below and a radiator.

### Bedroom Five



This good-sized room has a side Velux window, pipework for a radiator (which has been removed) and plumbing for an automatic washer. Off this room is a large and useful store room.

### External Details



Located on this tree lined, no-through road, the property has a detached double garage on the opposite side of the road with twin up and over doors and a separate power supply. In front of the garage, there is parking for several vehicles. Between stone gateposts, a metal gate gives access to a short run of steps and a tarmac pathway which branches to the left to the front door and continues to the right hand side where there is a gate giving access to the rear garden. The front of the property has a rockery section with a lawn, mature flowerbeds and borders, with flower beds and rose bushes beneath the bay window. To the right hand side is a paved pathway leading to a door into the breakfast kitchen along with access to external water. The pathway continues around to the rear of the property where there is a large, paved patio area enjoying a good degree of privacy and faces west, benefitting from the afternoon sun. There are

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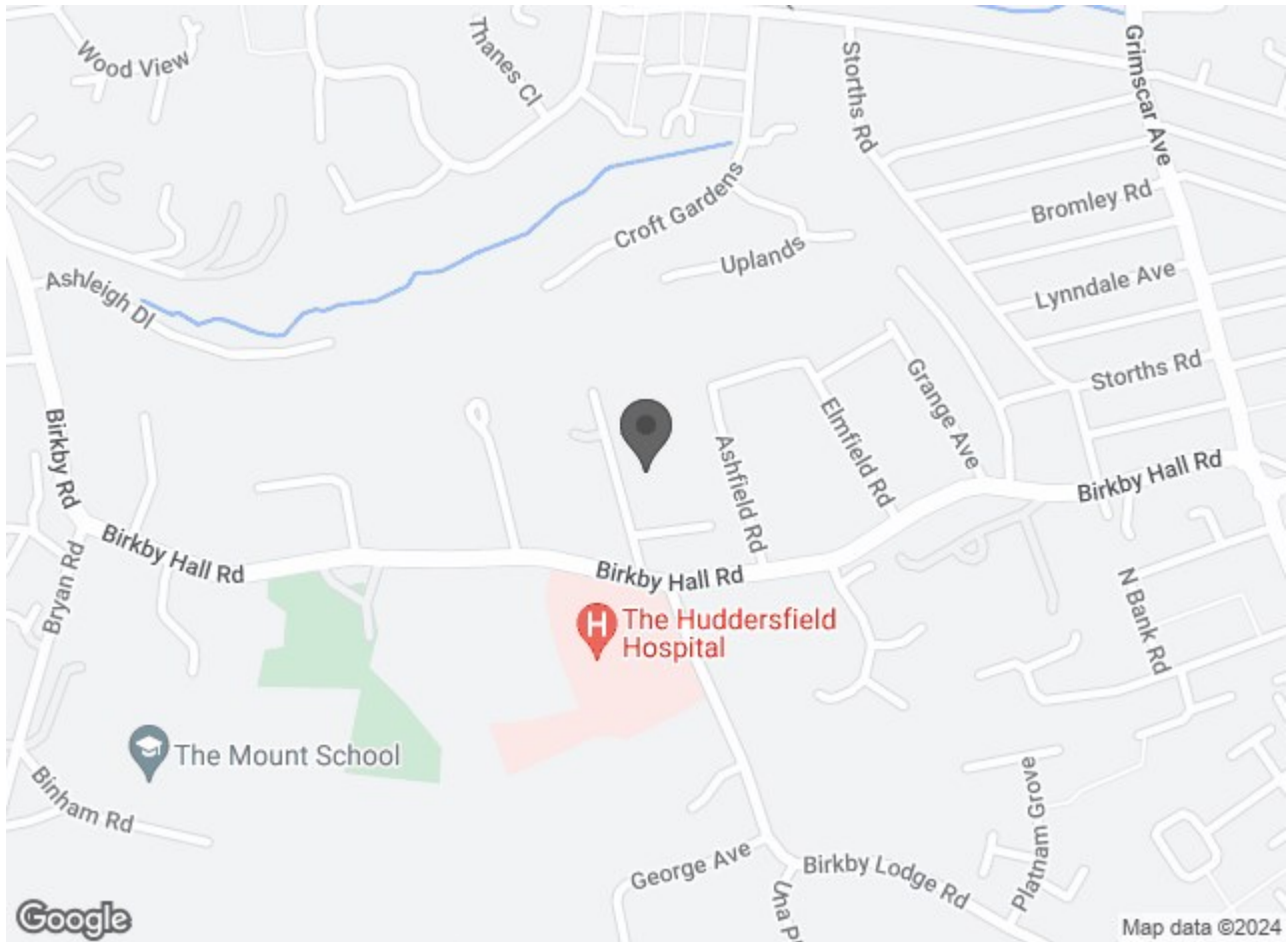
flower beds and borders with steps leading up to a level lawned garden area. In the far right corner, there is a second paved area, ideal for tubs, pots and planters. The garden also has apple and pear trees.

### Tenure

The vendor informs us the property is freehold.

# Oakfield Road, Birkby Huddersfield, Yorkshire

Directions





# Oakfield Road, Birkby Huddersfield, Yorkshire

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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.
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