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## **Birks Road, Longwood Huddersfield,**

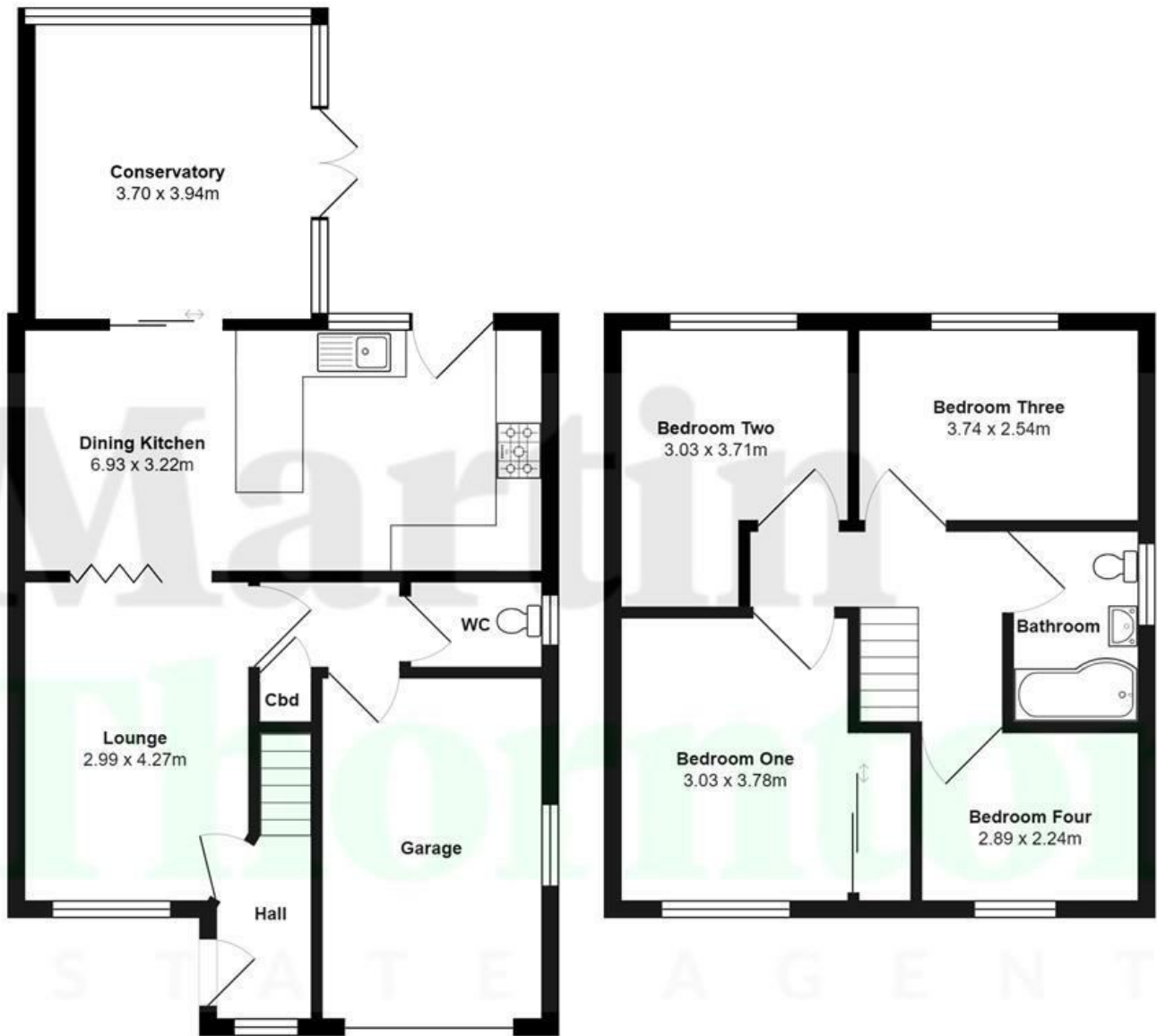
**Offers over £325,000**

An early inspection is advised to appreciate the accommodation on offer from this four-bedroomed detached family home with a fabulous open plan rear dining kitchen with access to the superb conservatory. The property is conveniently placed for local amenities, schooling, town centre and motorway. There is a gas-fired central heating system with a condensing boiler, uPVC double glazing and a security system with CCTV.

The accommodation comprises an entrance hallway, living room, inner hallway, downstairs WC, large dining kitchen with integrated appliances and large conservatory/garden room. On the first floor are four good-sized bedrooms and a stylish house bathroom. Externally, there is a block paved treble-width driveway and an integral garage with automatic door, power, lighting and water. The rear garden is enclosed and enjoys a pleasant backdrop, designed for ease of maintenance. The property is presented to a high standard throughout and in a most convenient and highly accessible location.

**Birks Road, Longwood  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only



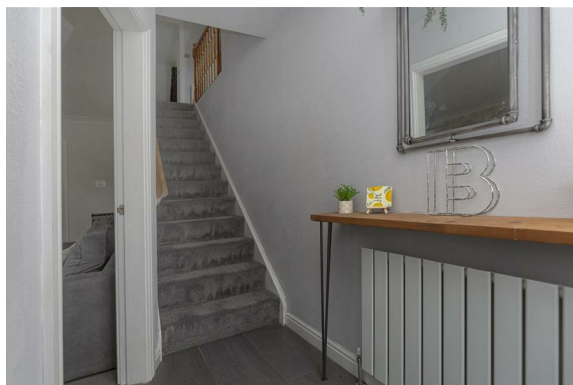
# Birks Road, Longwood Huddersfield,

## Details



### Entrance Hallway

An external composite door with an opaque glazed panel gives access to the hallway. A particular feature is the arched double glazed window with decorative glazing. There is a tiled floor, a radiator and a staircase rising to the first floor accommodation. Access can be gained to the living room.



### Living Room

This reception room is positioned at the front of the property and has a timber fire surround with a granite finish inlay and hearth, home to a coal effect living flame gas fire. There is coving to the ceiling, folding timber and glazed doors through to the dining kitchen and a radiator.



### Inner Hallway

Accessed from the living room with tiling matching the entrance hallway is the inner hallway. There is a useful under stairs storage cupboard and access to the downstairs WC. Access can be gained to the garage.

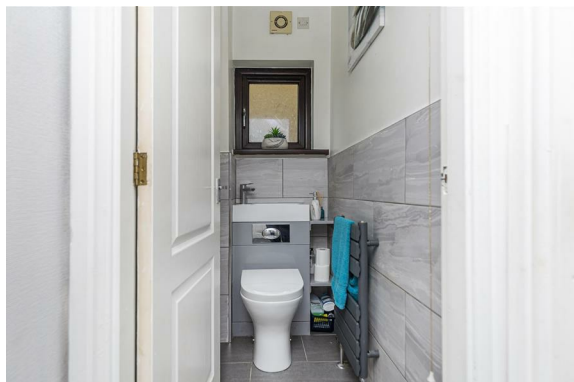
# Birks Road, Longwood Huddersfield,

## Details



### Downstairs WC

This room has a low-level WC with a concealed cistern and a rectangular hand basin. There is a continuation of the floor tiling and half-height wall tiling along with an opaque uPVC window, an extractor fan and an upright ladder-style radiator.



### Dining Kitchen

This spacious open plan eating and entertaining space is positioned at the rear of the property. The kitchen area has units to high and low levels with mosaic-style splashbacks, granite worktops with matching upstands and a rectangular stainless steel sink with mixer tap. There is a range-style Aga cooker with a five-ring gas hob, double oven, grill and Neff filter hood. Integrated appliances include a dishwasher and fridge. Other appliances are within the garage. There is a built-in wine cooler along with under unit lighting and lighting within the kick boards. Cushion vinyl flooring extends throughout the room and the area can easily accommodate a large formal dining table. To the rear is an external door and window along with two radiators. Sliding patio doors then lead through to the conservatory.



# Birks Road, Longwood Huddersfield,

## Details



### Conservatory

This is a very spacious room and serves as a second reception room enjoying a pleasant aspect over the rear garden. It has a high ceiling, glazing to two elevations and a radiator. On the right hand side, French doors give access out to the enclosed garden.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade and a radiator. There is access to useful storage within the loft space which is boarded.



### Bedroom One

This large double bedroom is positioned at the front of the property and has sliding door mirror fronted particularly deep wardrobes. There is plenty of space for further furniture, a uPVC window and a radiator.



# Birks Road, Longwood Huddersfield,

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### Bedroom Two

This large L-shaped double bedroom is positioned at the rear of the property and has a uPVC window. There is plenty of space for furniture and a radiator.



### Bedroom Three

This large double bedroom is positioned at the rear of the property and has a uPVC window. Again, it can accommodate fitted or freestanding furniture and has a radiator.



### Bedroom Four

This bedroom is positioned at the front of the property and can accommodate a three-quarter size bed and fitted or freestanding furniture. It has a uPVC window and a radiator.





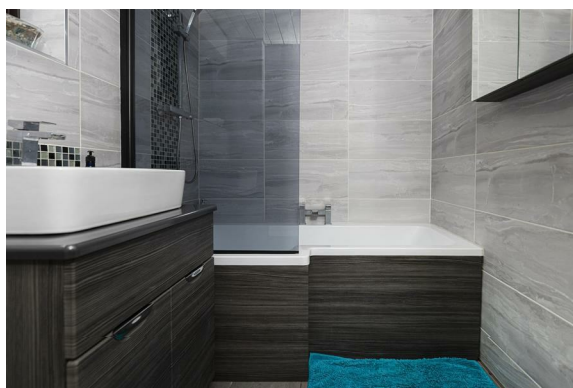
# Birks Road, Longwood Huddersfield,

## Details



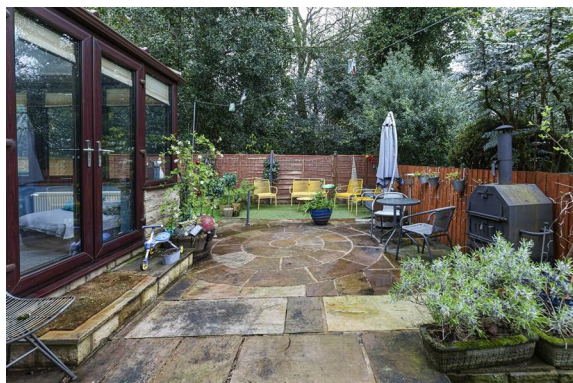
### House Bathroom

Updated in recent times, the bathroom has a white three-piece suite. The P-shaped bath has an overhead waterfall shower fitting and a hand-held shower attachment. The bath itself has centrally positioned mixer taps. On a display plinth with storage beneath is the rectangular hand basin and the low-level WC has a concealed cistern. The ceiling is aqua boarded incorporating lighting and an extractor fan. There is tiling to the walls and floor along with an opaque side uPVC window, a mirror fronted cabinet and an upright ladder-style radiator.



### External Details

At the front of the property is the treble-width block paved driveway providing parking and access to the garage. The rear garden is enclosed by perimeter fencing and has a gate to one side, with the other side being blocked off by a shed. This garden is not overlooked and enjoys a pleasant aspect, designed for ease of maintenance with an area of artificial grass, raised flower beds and a large stone paved patio area for outdoor eating and entertaining. There is external water and power.



### Garage

The garage has an automatic roll-over door and houses the Vaillant condensing boiler for the central heating system. There is plumbing for an automatic washer and space for additional appliances such as a fridge freezer and dryer. The garage has power, lighting and water along with a high-level mezzanine storage area. To the side elevation is a high level window and a personal door from the inner hallway.

# Birks Road, Longwood Huddersfield,

Directions

