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Forest Court, Birchencliffe Huddersfield,

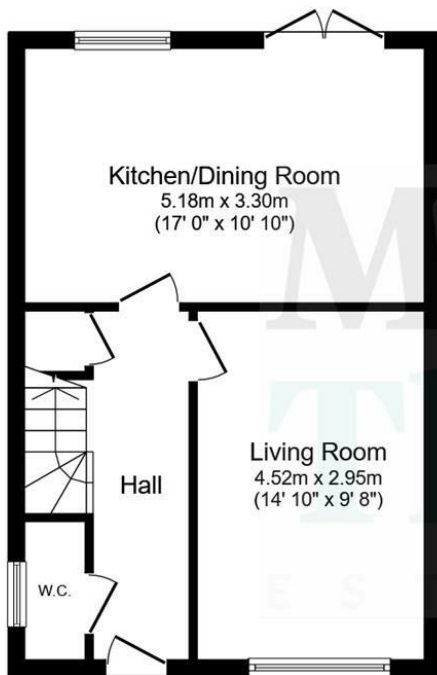
£279,950

****BE THE FIRST TO VIEW****

This stylish four-bedroom semi-detached home enjoys a cul-de-sac setting among other contemporary homes. The well-appointed accommodation is arranged over three floors and has a gas-fired central heating system and uPVC double glazing. The property is situated in an ideal commuting base for Leeds and Manchester with access to the M62 motorway. The accommodation comprises an entrance hallway, downstairs WC, living room and large dining kitchen with integrated appliances and French doors. On the first floor are three bedrooms and the house bathroom. The top floor houses the large master bedroom and en suite shower room. There is block paved side-by-side parking and a charging point for an electric vehicle. The rear garden is enclosed with lawned areas and a paved patio. An ideal home for a professional couple or young family in this popular and highly accessible location. The property is offered with the advantage of no chain involvement.

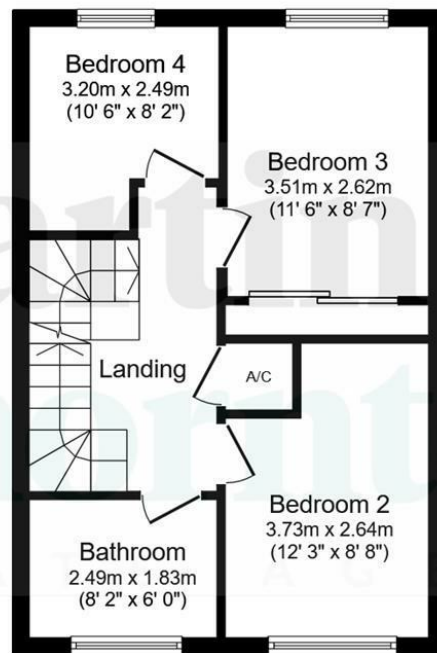
Forest Court, Birchencliffe Huddersfield,

Floorplan



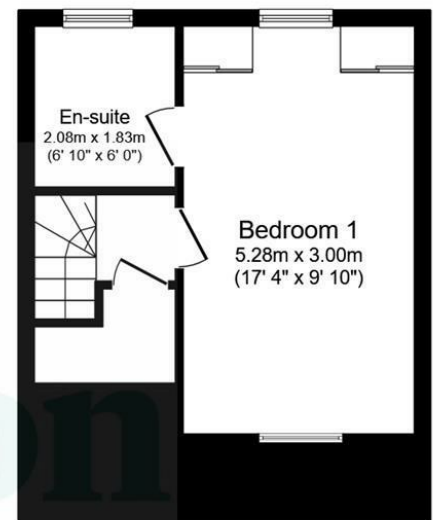
Ground Floor

Floor area 41.1 m² (442 sq.ft.)



First Floor

Floor area 41.0 m² (442 sq.ft.)



Second Floor

Floor area 30.7 m² (330 sq.ft.)

TOTAL: 112.8 m² (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Entrance Hallway

An external composite door with opaque glazed panels gives access to the hallway which has a staircase rising to the first floor accommodation, beneath which is a good sized cupboard. There is a radiator and off the hallway on the left hand side is the downstairs WC.

Downstairs WC

This has a two-piece white suite with a wall-mounted hand basin and low-level WC. There are decorative tiled surrounds, a side opaque uPVC window, extractor fan and a radiator.



Living Room

This good sized reception room is positioned at the front of the property and is light and bright with a uPVC window. There is plenty of space for furniture and a radiator.



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Dining Kitchen

This room is positioned at the front and runs the full width of the property. It is a light and bright room and the kitchen area has wall cupboards and base units with working surfaces, matching upstands and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with stainless steel splashback and canopy style filter hood and oven. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. The room can easily accommodate a large formal dining table and has a radiator, a rear uPVC window and French doors leading to the garden. Concealed is the boiler for the central heating system.

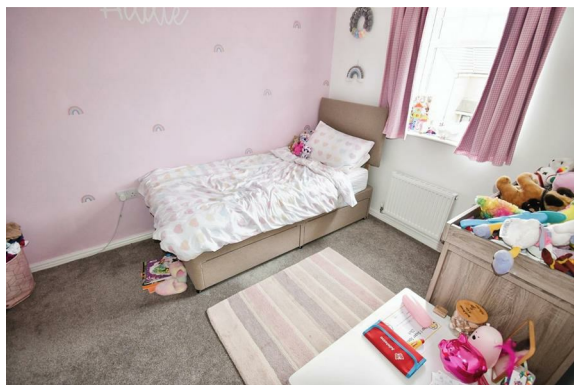


First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a built-in airing cupboard housing the cylinder. The staircase continues up to the top floor accommodation.

Bedroom Two

This double bedroom is positioned at the front of the property and has a uPVC window. It can accommodate a good amount of fitted or freestanding furniture and has a radiator.



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Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC window enjoying a pleasant outlook. It has a built-in sliding door wardrobe and plenty of space for additional furniture, along with a radiator.



Bedroom Four

This good sized bedroom is positioned at the rear of the property and has a uPVC window enjoying a similar outlook to bedroom three and a radiator.



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Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is full height tiling around the bath with appropriate tiling around the handbasin and WC. The room has an opaque uPVC window along with an extractor fan and a radiator.



Top Floor Landing

From the first floor landing, the staircase continues up to the top floor where there is a radiator and a good sized, useful storage cupboard.

Bedroom One

This large double bedroom is light and bright with front and rear Velux windows and built-in twin double wardrobes with mirror fronted doors. There is plenty of space for additional furniture along with a radiator and access to the en suite.



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En Suite Shower Room

This has a shower cubicle with a tiled interior and wall-mounted shower fitting, pedestal wash hand basin and low-level WC. There is full height tiling within the shower cubicle and appropriate tiling around the basin and WC. To the elevation is a Velux window along with an extractor fan and a radiator.



External Details

At the front of the property is herringbone patterned, block paved side-by-side parking and a charging point for an electric vehicle. There are mature shrub borders and a paved pathway which continues to a timber side gate. The rear garden is enclosed by perimeter fencing and a paved seating area is also accessible from the French doors in the dining kitchen. There are three level lawned areas and external water.



Forest Court, Birchencliffe Huddersfield,

Directions

