

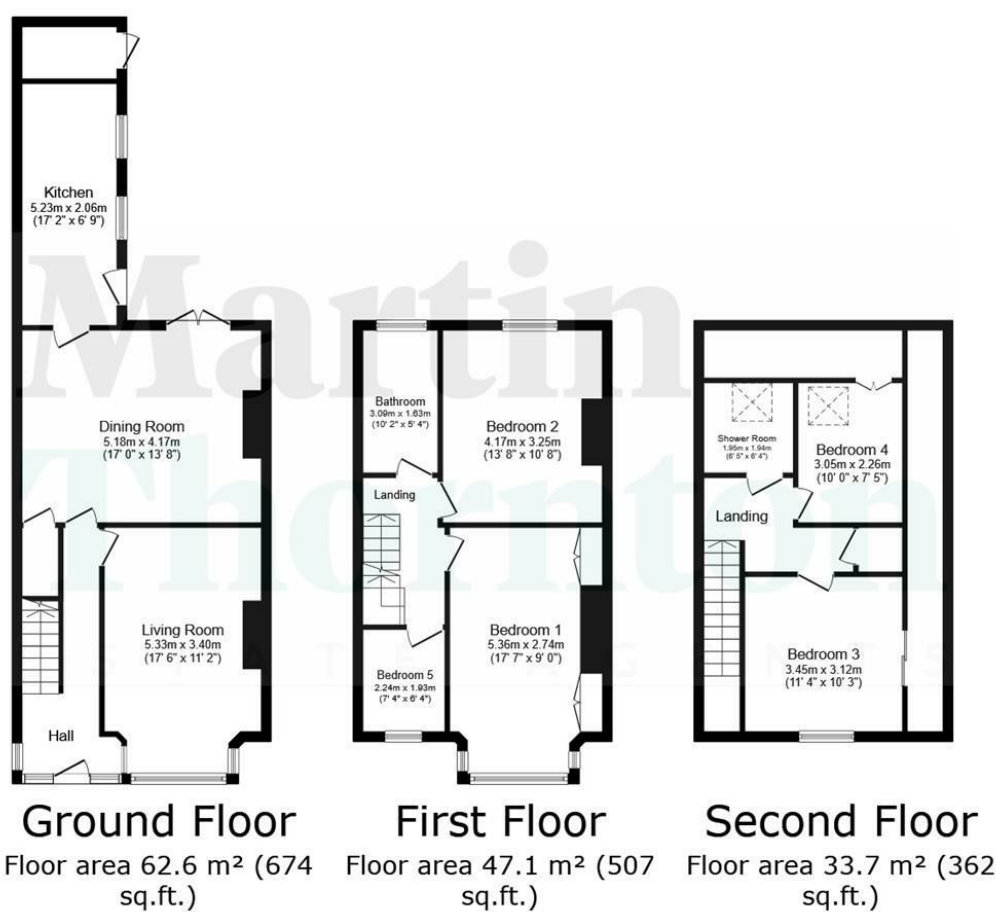
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## Elmfield Road, Birkby Huddersfield,

**Offers over £350,000**

This most imposing five-bedroomed, stone-built Period end of terrace property occupies a tree lined setting just around the corner from Oakfield Tennis & Bowling Club. The property stands among other period homes and is conveniently situated for local amenities, schooling, the hospital and the M62, making it a perfect base for Leeds and Manchester. It has well-proportioned rooms with high ceilings and accommodation arranged over three floors. We understand that the house was built for the builder's occupation. The accommodation comprises an impressive entrance hallway, a living room with a bay window, a large dining/sitting room and a separate kitchen on the ground floor. On the first floor are three bedrooms and the house bathroom. Two further bedrooms and a shower room can be found on the top floor. The property has gas-fired central heating, majority uPVC double glazing and a security system. Externally, the rear garden enjoys a westerly aspect, benefitting from the afternoon sun, with paved and decked seating areas, a lawn and a pergola. There is a useful, attached store and a detached garage.



TOTAL: 143.4 m<sup>2</sup> (1,543 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](http://www.Propertybox.io)

# Elmfield Road, Birkby Huddersfield,

## Details



### Entrance Hallway

An external entrance door with a decorative glazed, etched panel and sealed unit glazing on either side gives access to the entrance hallway. The impressive hallway has an inset matwell and a staircase with a stripped handrail and newel post, beneath which is soft close, bespoke storage. It is particularly light and bright with a high ceiling incorporating deep cornice coving and a radiator. A particular feature throughout the property are the superb, stripped period doors. A door leads into the living room.



### Living Room

This well-appointed reception room is positioned at the front of the property and has a high ceiling with deep cornice coving and a decorative frieze. It has a uPVC walk-in bay window and a timber fire surround with an ornate tiled insert, home to a living flame coal effect fire. The room can accommodate plenty of furniture and has two radiators.





# Elmfield Road, Birkby Huddersfield,

## Details



### Dining Room

The large formal dining room (or second sitting room) enjoys a dual aspect with uPVC French doors at the rear leading to the paved patio and a feature single-glazed window with leading and coloured glasswork on the side elevation. It has a fabulous ornate timber fire surround with a raised hearth and a coal effect living flame fire. There is deep cornice coving, a picture rail and deep skirting boards. The room can easily accommodate a large dining suite and has a connecting door to the kitchen. There is also a useful under stairs storage cupboard and two radiators.



### Kitchen

The kitchen has wall cupboards and base units, working surfaces and a one-and-a-half bowl sink with an extendable mixer tap. Integrated appliances comprise a fridge and freezer. There is space for a range style cooker with a canopy filter hood above, space for further freestanding appliances and plumbing for an automatic washer and dishwasher. The room has ceiling downlighting, side uPVC windows and a door leading to the garden.



# Elmfield Road, Birkby Huddersfield,

## Details



### First Floor Landing

From the hallway, the staircase rises to the first floor landing which has a stripped timber handrail and a staircase leading to the top floor. There is also a radiator.



### Bedroom One

This large double bedroom is positioned at the front of the property and has a deep walk-in bay window with uPVC glazing. It has built-in double wardrobes, deep cornice coving, provision for a wall-mounted TV and two radiators.



# Elmfield Road, Birkby Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for freestanding or fitted furniture. It has rear uPVC windows which enjoy an aspect over the Tennis and Bowling Club. The room has a decorative cast iron fireplace, deep cornice coving and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and would make a perfect home office or gaming room. It has a uPVC window, a high ceiling with deep cornice coving and a radiator.



# Elmfield Road, Birkby Huddersfield,

## Details



### Bathroom

The good-sized bathroom has a three-piece suite comprising a double-ended bath with a wall-mounted thermostatic shower over and a folding shower screen, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, a mirror-fronted toiletries cabinet with lighting, a heated towel rail and a radiator.



### Top Floor

From the landing, the staircase rises to the top floor.

### Bedroom Four

This double bedroom is positioned at the front of the property and has a uPVC window, downlighting and a radiator.



# Elmfield Road, Birkby Huddersfield,

## Details



### Bedroom Five

This single bedroom is positioned at the rear of the property. It has access to useful storage within the eaves, a Velux style window and a radiator.



### Shower Room

The shower room has a shower cubicle with a folding door and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, downlighting, an extractor fan, a rear Velux style window and an upright chrome ladder style radiator.



### External Details

At the front of the property is a low perimeter wall with stone toppers and a wrought iron gate leading to a stone flagged area with mature borders. The rear garden is enclosed and has a large stone flagged patio which can be accessed from the French doors within the dining room and the door within the kitchen. A useful integral store houses the boiler for the central heating system and has power, lighting, hot and cold water and a useful storage area in the upper portion. From the patio, there is a level lawned area and a timber decked seating area with external power sockets and side fencing. At the far end of the garden is a second paved seating area with a timber pergola, perimeter walling and fencing.





# Elmfield Road, Birkby Huddersfield,

## Details



### Garage

The garage has an up-and-over door, a side personal door and a uPVC window. There is power and lighting.

### Tenure

The vendors have informed us that the property is freehold.

# Elmfield Road, Birkby Huddersfield, Directions

