

13 Highfield Avenue,
Birdsedge HD8 8XT

OFFERS AROUND
£400,000



THIS GENEROUSLY SIZED THREE BEDROOM DETACHED BUNGALOW SITS ON A
LARGE PLOT IN A POPULAR SEMI RURAL VILLAGE LOCATION.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY
PROPERTIES

*** OPEN TO VIEW - SUNDAY 2ND JUNE 11AM-2PM, NO APPOINTMENT NEEDED ***

Having been substantially extended, this spacious family home is well presented throughout with modern fixtures and fittings. Briefly comprising:- entrance porch, dining kitchen, cloakroom, utility, lounge, garden room, three double bedrooms, the master boasting an en-suite shower room and a superb bathroom. There are gardens to three sides including lawns, stone patios and space for a summerhouse. Birdsedge is a charming village on the fringes of Huddersfield and has a primary school and village hall. The property is surrounded in stunning countryside yet the amenities of Penistone and Huddersfield are still easily accessible.

ENTRANCE PORCH 5'8" apx x 3'6" apx

You enter the property through a timber door into the entrance porch which is fitted with built in cupboards ideal for storing outdoor coats and shoes. There is a front facing window, spot lighting, laminate wood effect flooring and a door leading to the kitchen.

DINING KITCHEN 21'1" apx x 11'9" apx

This wonderful modern dining kitchen is fitted with cream gloss wall and base units, contrasting black granite work surfaces, matching up stands, and a one and half bowl black sink and drained with mixer tap over. There is space for a range style oven with a Rangemaster extractor fan over and space for a freestanding fridge freezer. There is an abundance of room to accommodate a table and chairs making this the perfect entertaining / family place. There are two front facing windows and wood effect flooring. A large opening leads to the lounge and a door leads to the cloakroom.



CLOAK/BOOT ROOM 8'2" apx x 6'0" apx

This handy room provides a good amount of storage space for household items such as a Hoover and ironing board alongside room for boots, shoes and coats. Adjoining the utility it would also make a perfect laundry room or alike. A doors lead to the utility and kitchen.

UTILITY ROOM 8'2" apx x 4'5" apx

With space for a washing machine and tumble dryer this practical utility is tucked away to the rear of the property. A door leads to the cloakroom.

LOUNGE 21'0" apx x 12'11" apx

Boasting a multi fuel stove with slate hearth which creates a stunning focal point to the room this lounge is generous in size providing ample space for a selection of furniture. There are dual aspect windows looking out over the gardens, a large opening to the kitchen and glazed double doors to the garden room both enhancing the open plan sociable feel of the living space, and a door leading up the inner hall.



GARDEN ROOM 14'4" apx x 12'1" apx

An amazing addition to the bungalow this beautifully finished garden room has two sets of bi folding doors which open onto the garden so that once opened the room feels part of the outside space. Closed the room is an extension to the spacious living accommodation and can comfortably house a range of furniture whether it be seating, dining, a work or play space. A roof lantern allows natural light to cascade down into the room, there is tiled flooring with under floor heating and glazed double doors which open to the lounge.



INNER HALL 10'11" apx x 3'2" apx

Sitting centrally in the bungalow this inner hallway has doors leading to the lounge, three bedrooms and bathroom.

MASTER BEDROOM 16'10" apx x 10'9" plus wardrobes

A well proportioned master bedroom this room is fitted with a bank of fitted wardrobes with sliding doors which offer a large amount of storage alongside a generous amount of space for additional free standing bedroom furniture. There is a rear facing window and door lead to the en-suite and inner hall.

EN-SUITE 9'4" apx x 3'10" apx

Fitted with a double shower cubicle with mains fed shower, wall hung hand wash basin and concealed unit W.C this room is partially tiled in decorative Travertine natural stone wall and floor tiles, has a Velux window, spot lighting, a chrome heated towel rail and a door leading to the bedroom.



BEDROOM TWO 17'7" apx x 10'8" apx

This second good sized double bedroom again offers ample space for a range of free standing bedroom furniture. There is a rear facing window and door leading the the inner hall.



BEDROOM THREE 12'7" apx x 8'3" extending to 11'5"

A third double bedroom, also with a rear facing window, this room has would make a lovely child's bedroom, guest room, or home office and is tucked away in the corner of the bungalow. A door leads to the inner hall.



BATHROOM 10'6" apx x 8'7" max

This luxuriously sized and finished bathroom is fitted with a contemporary three piece white suite including free standing bath with mixer tap and shower attachment, wall hung hand wash basin and concealed unit W.C. There is a well designed inset shelf with spot lighting perfect for housing cosmetics, a heated chrome towel rail and spot lighting at skirting board level. The room is partially tiled in Travertine natural stone wall and floor tiles, has a natural light well, ceiling spot lights and a door leading to the landing.



GARDENS

Surrounding the bungalow to three sides these superb landscaped gardens include a large level front lawn, second artificial lawn to the side, stunning stone patio with raised area suitable for a summerhouse, and flagged area to the rear where there is further space for sheds/storage, pots and planters. The gardens are fully enclosed by boundary fencing.



SUMMER HOUSE

The current owner will be leaving the summer house and hot tub as part of the sale.



SURROUNDINGS





SOLAR PANELS

The property benefits from solar panels.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, BAND C

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

*Water supply & Sewerage-

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

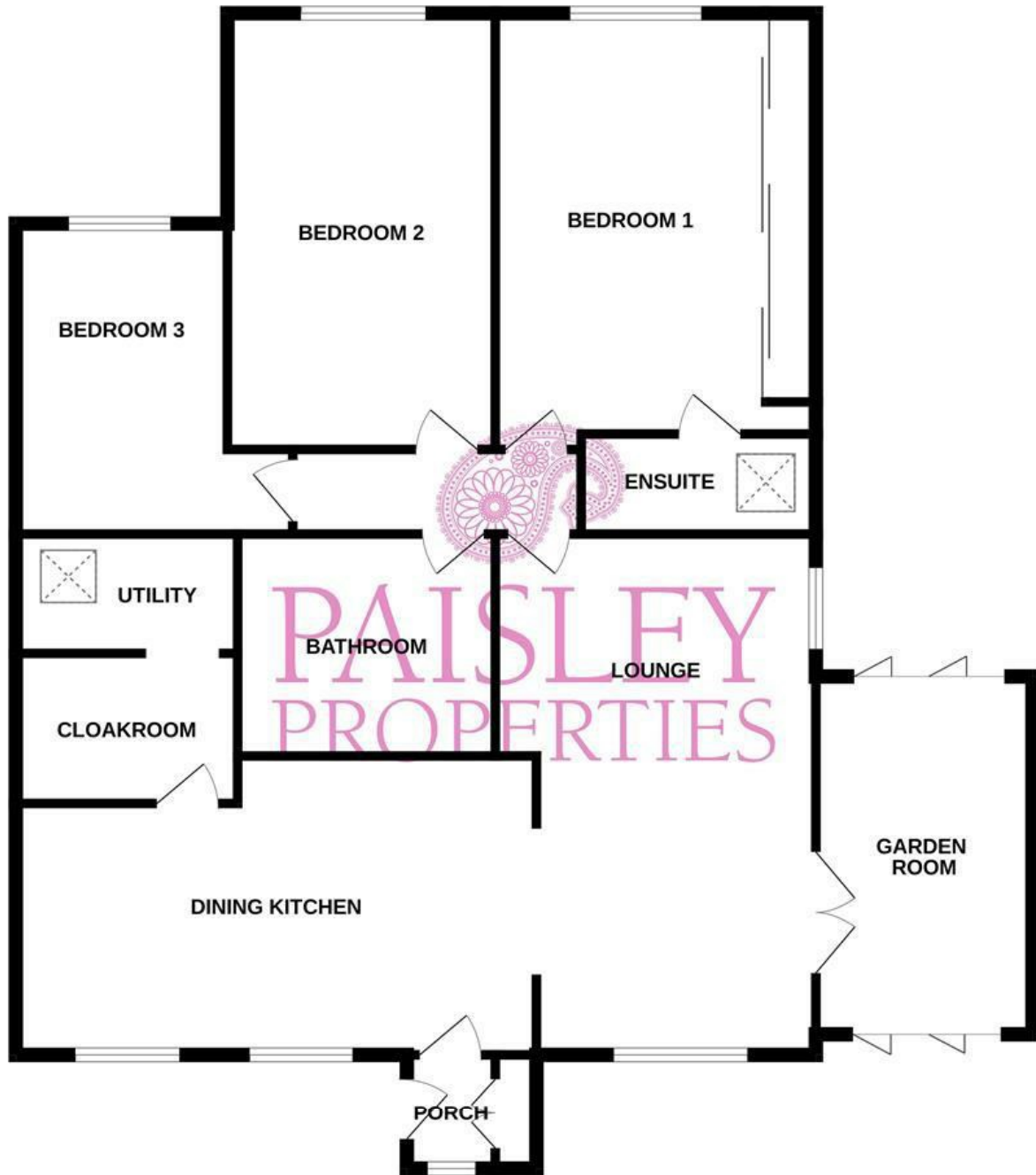
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

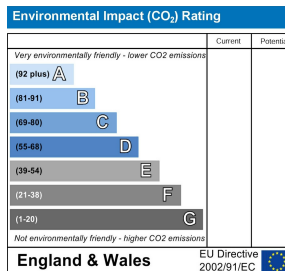
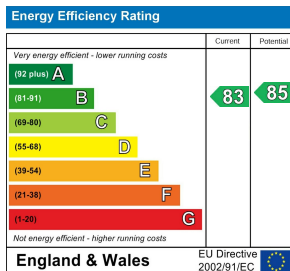
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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