



20 Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX



SHERIDAN  
BAILEY  
PROPERTY



Available with no upward chain, you will not want to miss this executive 4 detached home on the sought after Oaklands Heath development in Birchencliffe on Oaklands Crescent.

This property is ready to move into, contemporary styled throughout, leaving future owners merely to add their own personal touches.

Benefitting from 4 double bedrooms and 2 reception rooms, this property is situated at the head of a cul-de-sac. This home is located in a perfect position and minutes from local amenities including highly regarded schools and the M62.

The property briefly comprises, entrance hall, living room, second reception room, kitchen/dining, utility and WC. To the first floor you will find four double bedrooms, one with ensuite and dressing area, and a house bathroom. Externally there is a double driveway and detached twin garages tucked away behind the property.

**Offers in the region of £515,000**





### Entrance Hall

Welcoming Entrance Hall with hi gloss cream tiled flooring and staircase off to first floor landing.

### Living Room

Double glass panelled doors open up into light and airy room. Dual aspect windows and ample space for double sofas and living furniture. A lovely family space.

### 2nd Reception Room

This home benefits from a second reception room. In this property utilised as a Play Room. This space offers future owners flexible accommodation options. This room would make a perfect Home Office/Study, a formal Dining Room or a Games/Playroom. The choice is yours!

### Kitchen / Dining

Beautifully styled and fabulously sized Kitchen/Dining space. The heart of this home is to the rear of the property. This is a great space for everyday family life or entertaining with walk in box windows leading directly out to the garden and patio area. The Dining area has space for a 6-8 seater dining table and chairs and benefits from an abundance of natural light. The Kitchen comprises a range of sage green Shaker style wall and base units with worktops over and a breakfast bar that can accommodate up to 3 people. Integrated appliances include, 5 ring gas hob with stainless steel extractor over, eye level double electric double oven with grill, larder style fridge/freezer and a dishwasher. Plenty of storage and work preparation space and window to rear garden views. Archway leads to Utility.



### Utility

Good sized Utility Room off Kitchen with plumbing for washing machine, storage and work top space. Rear door access to garden and door to downstairs WC.

### WC/Cloaks

Useful downstairs WC and wash handbasin.

### Staircase to 1st Floor Landing

### Master Bedroom with Ensuite

Master Bedroom with feature arched window to front elevation, dressing area with Hammonds fitted wardrobes and an ensuite comprising shower cubicle, wash basin, low level WC and frosted window.

### Bedroom 2

Good size double Bedroom with window to front elevation

### Bedroom 3

Good size Double Bedroom with the added benefit of large floor to ceiling double wardrobes. Window to rear garden view.

### Bedroom 4

Double bedroom with rear garden views

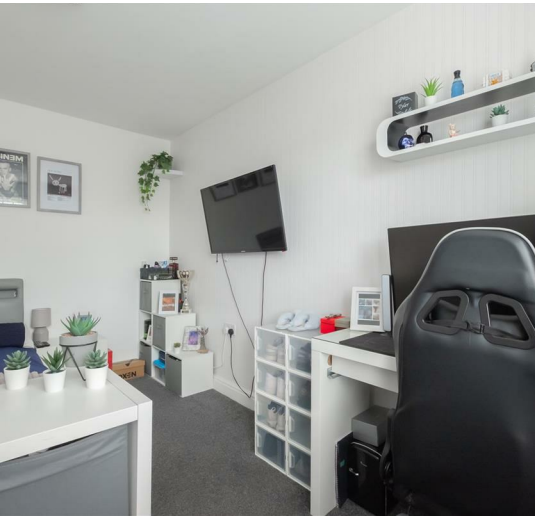
### House Bathroom

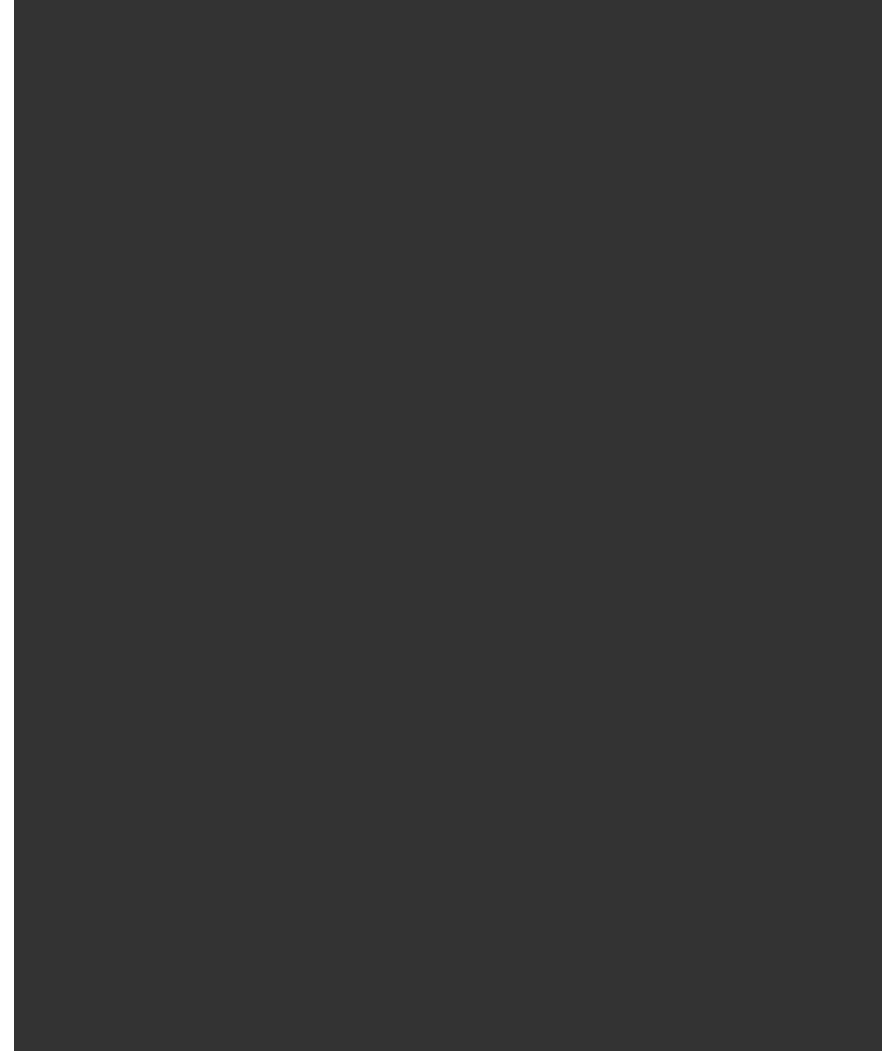
Fully tiled Family Bathroom comprising separate shower cubicle, bath, wash basin & WC. Frosted window to rear.

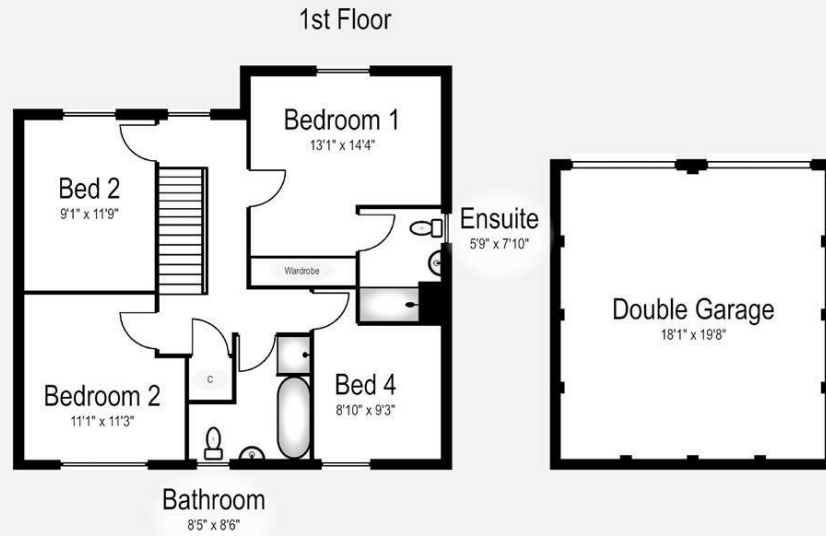
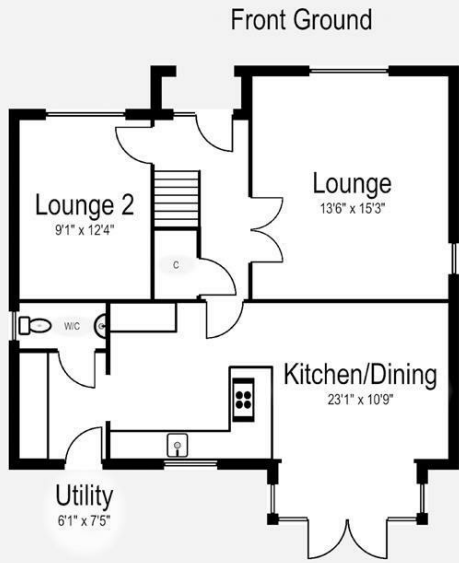
### Outside Space

The property is perfectly located at the head of a cul-de-sac and benefits from a double driveway tucked away behind the property of the property, plus detached twin garages with up and over doors. Gated access from driveway with steps down to rear enclosed garden. The rear garden is predominantly laid with lawn with flagged patio spaces for garden furniture and flagged pathway. The garden is not overlooked offering excellent privacy.





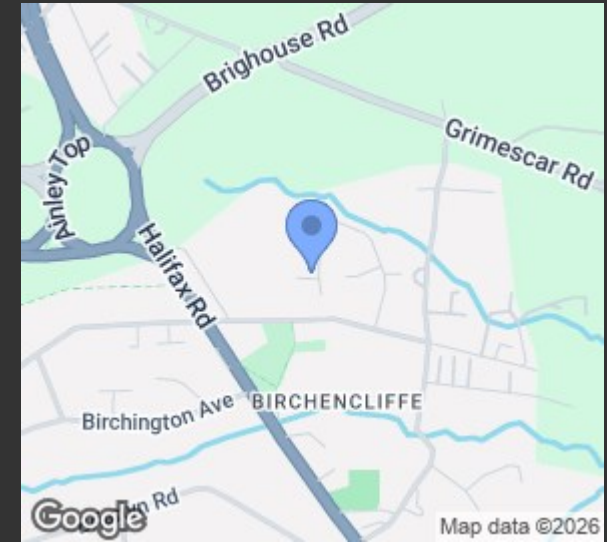




HD2 2FX  
Internal - 1795ft2

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



SHERIDAN  
BAILEY  
PROPERTY

01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX  
West Yorkshire

sheridanbaileyproperty.co.uk



SHERIDAN  
BAILEY  
PROPERTY